131 Presumpscot Street
Portland, ME 04103
T: 207.874.2323
F: 207.874.2727
E:

Project No. 15015
667 Congress Street
667 Congress Street
Portland, ME 04102

CONSTRUCTION

Submittal 033000-003C
Review Cycle 1

Title	**Rebar Inspection Reports - Concrete Foundation**		
Type	**Test Results**		
Sent Date	**01-Jul-2016**	Spec Section	**033000**
Due Date	**15-Jul-2016**	Spec Sub-Section	

Sent To For Review
Ryan Senatore
Ryan Senatore Architecture

Responsible Subcontractor / Vendor
Dale Daggett
Giles, N.S. Foundations Inc.

Item Being Submitted
Rebar Inspection Reports - Concrete Foundation

Contractor's Review Stamp	Architect's Review Stamp
I hereby certify that I have examined the enclosed submittal(s) and have determined and verified all field measurements, construction criteria, materials, catalog numbers, and similar data, coordinated the submittal(s) with other submissions and the work of other trades and contractors and, to the best of my knowledge and belief, the enclosed submittal(s) is/are in full compliance with the Contract requirements, except as noted above.	
Signature Date	
Name Cameron Mullen PC Construction Company 7/1/16 15-0038	

This approval does not release subcontractor / vendor from the contractual responsibilities.

Structural Integrity
Consulting Engineers, Inc.
77 Oak Street, Portland, ME 04101

SHOP DRAWINGS REVIEWED

- [x] Approved, No Corrections Needed
- [ ] Approved As Noted
- [ ] Revise and Resubmit
- [ ] Rejected

Reviewed By: MKL Date: 7/7/16
Received at SI, Inc:_____
SI, Inc. Job #:_____
* received for record

Note: Submittal was reviewed for design conformity and general conformance to contract documents only. The contractor is responsible for confirming and correlating dimensions at the job site for tolerances, clearance, quantities, fabrication processes and techniques of construction. Approval shall not constitute approval of safety precautions, construction means, methods, techniques, sequences, or procedures. Full compliance with contract documents is contractor's responsibility.

R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 1661 CONGRESS ST APARTMENTS PROJECT Date: 03-14-2016

Client/Project #: CORDISH CAPITAL PROJECTS GROUP / 15165-001 Time: 2:00 PM

General Contractor: PC CONSTRUCTION Weather: OVERCAST

Approved Documents Referenced: HARRIS REBAR ROIA 01-22-16 & RSA 2 NOV 2015

Document Sheets/Details Referenced: DWG. NO. ROIA – S1.00 & S2.00 - CONCRETE WALL SCHEDULE & SECTIONS

Placement Location: TOWER CRANE FOUNDATION N-P/3.5-6 AND FOUNDATION WALL T/2-T/3

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: REMAINING T-WALL ALREADY INSPECTED

Observations were verbally reported to:
CHRIS RODENHIZER

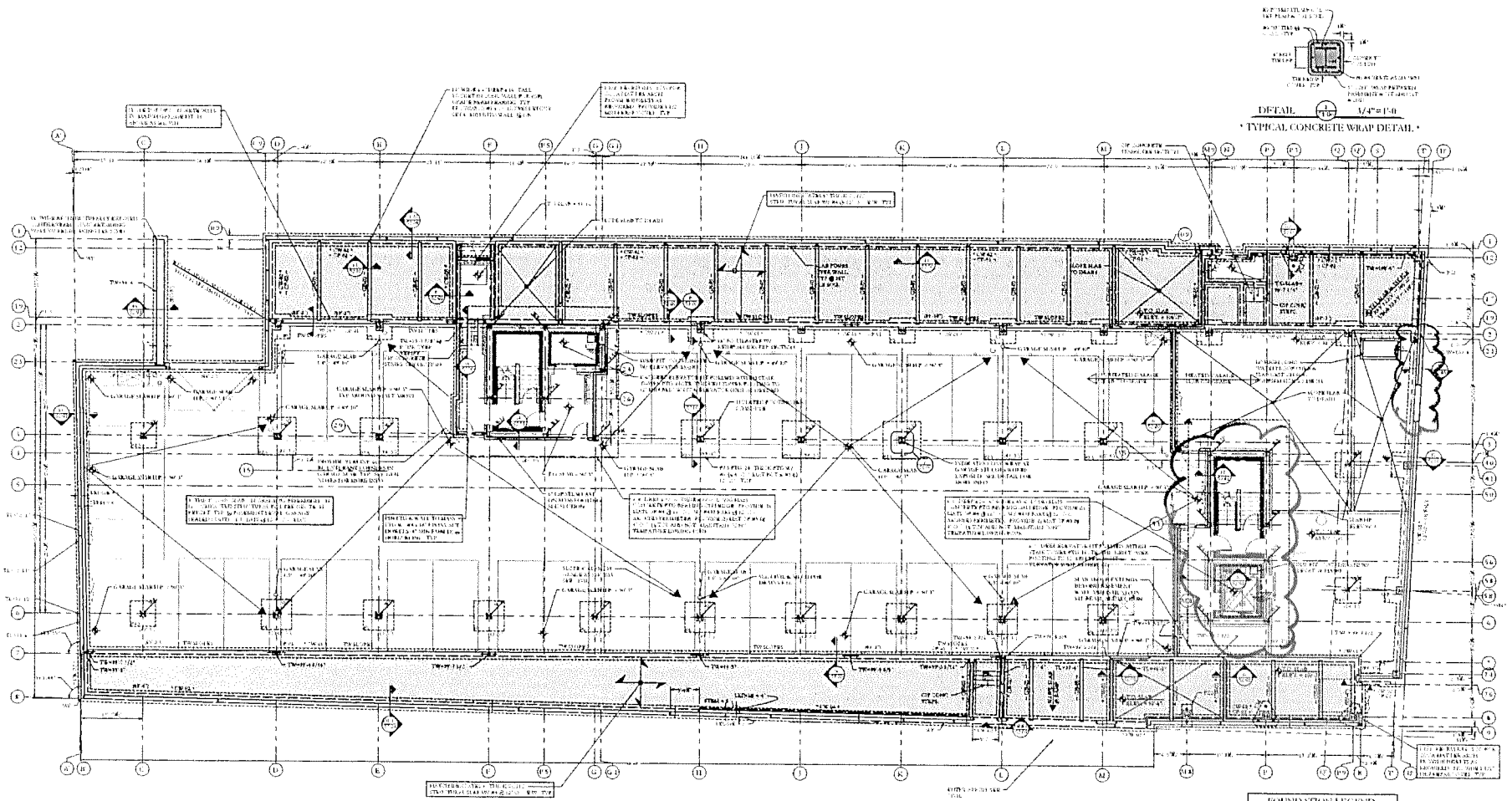
Construction Technologist:
Mary Sanders

Print Name/Title
MARY SANDERS / CONSTRUCTION TECH.

MS

INSPECTED AREAS

N-P/3.5-6 FTG AND T/2 to T/3 WALL



DETAIL 1/T/2 3/4"=1'-0"
TYPICAL CONCRETE WRAP DETAIL

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES

FOUNDATION PLAN

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING

FOUNDATION LEGEND

Project: 667 Congress Street
Project No.: 1565-001
Date: 03-14-2016
Technologist: MARY SANDERS

667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE

CONSULTANTS

REVISIONS

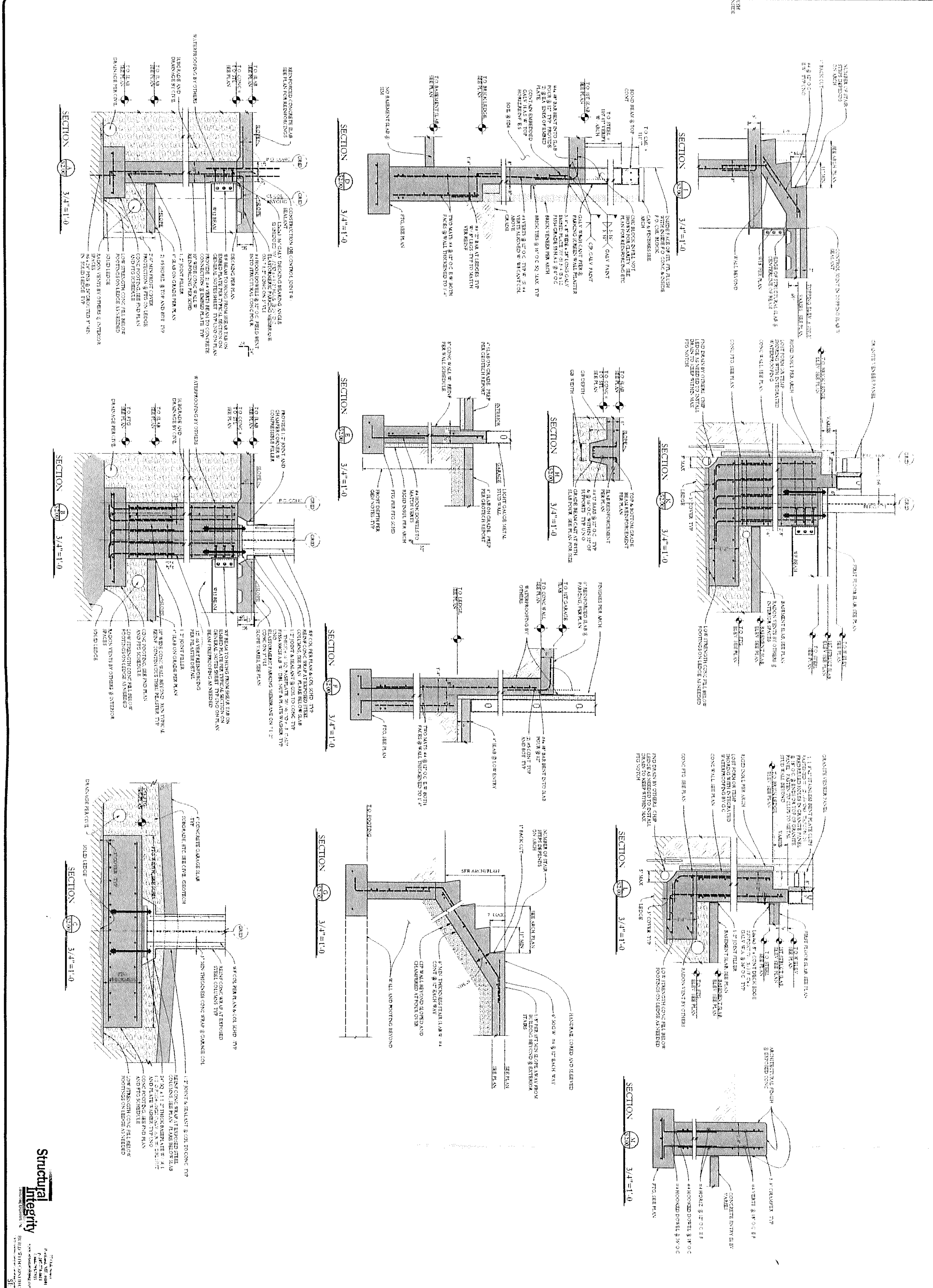
DATE 2 NOVEMBER 2015
PROJECT No. 1565
DRAWN BY MKL
CHECKED BY ACS
SCALE AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

Structural Integrity

© 2015 RYAN SENATORE ARCHITECTURE



667 CONGRESS STREET

APARTMENTS

PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE

CONSULTANTS:

REVISIONS

DATE	2 NOVEMBER 2015
PROJECT No	1503
DRAWN BY	MAL
CHECKED BY	ACJ
SCALE	AS NOTED
SHEET TITLE	SECTIONS

S2.00

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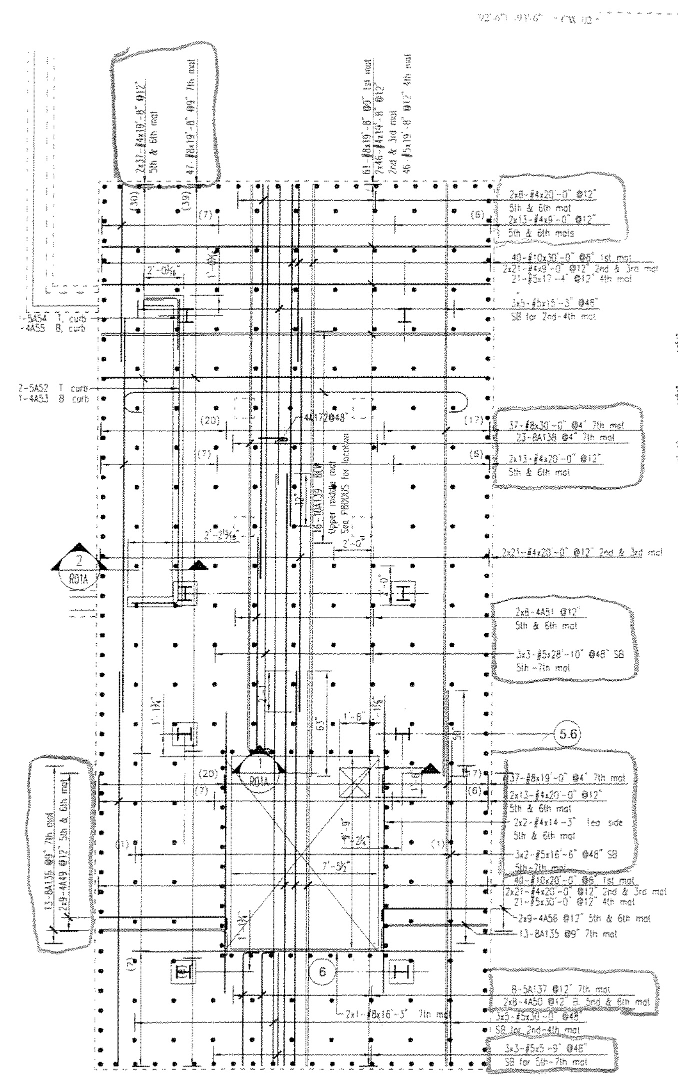
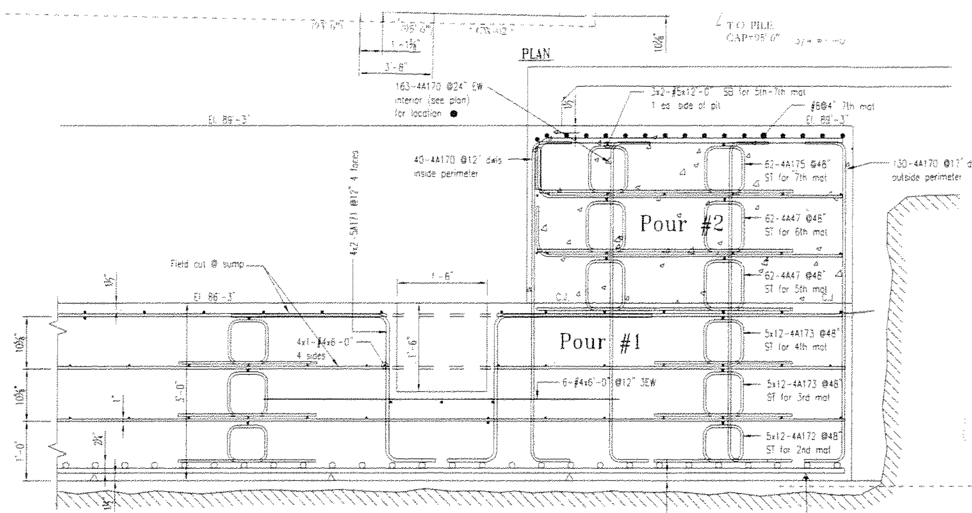
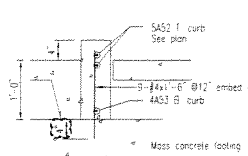
STATE OF MAINE
AARON C JONES
No 10998
LICENSED PROFESSIONAL ENGINEER

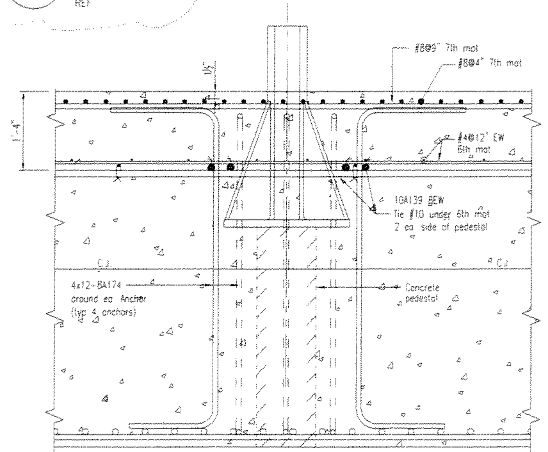




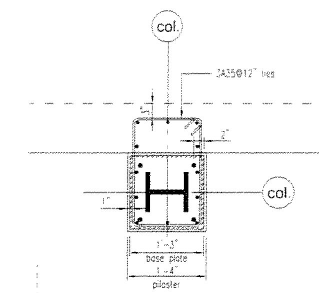
1 SECTION
R01A
SCALE 3/4"=1'-0"
REF



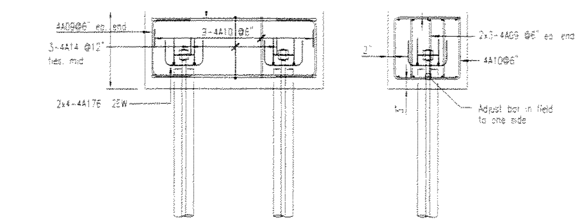
2 SECTION
R01A
SCALE 3/4"=1'-0"
REF N/S2.01



Detail @ Fnd. Anchors
Scale 3/4"=1'-0"



Base Plate Detail
3/4"=1'-0"



Side View
End View
Pile Cap PC2 (2 req'd)

ALL MATERIAL ON THIS DRAWING SHALL BE ASTM A615 GRADE 60 U.N.O.

PLACING DRAWING APPROVAL AUTHORITY: VERIFICATION OF DIMENSIONS, DETAILS, ETC ARE REQUESTED WHERE INDICATED. IF EACH VERIFICATION IS NOT NOTED OTHERWISE, IT WILL BE ASSUMED TO BE CORRECT AS SHOWN.

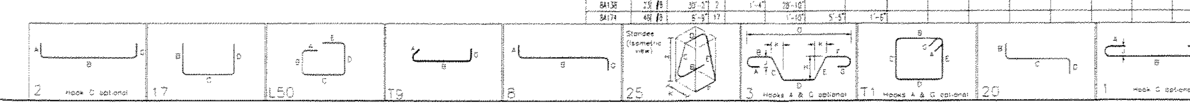
Legend:
- IF Inside Face
- OF Outside Face
- NF Near Face
- FF Far Face
- EF Each Face
- V Vertical
- H Horizontal
- EW Each Way
- T Top
- ST Standees
- SB Support Bars
- B/Bot Bottom
- MD Masonry Dwls

Drawing Sheet R01A — BAR LIST

Bar Mark	Qty	Size	Total Length	Type	A	B	C	D	E	F	G	H	J	K	O	R
4A03	252	#4	3'-1"	2	8"	2'-5"										
4A09	12	#4	3'-5 ½"	17		1'-0"	1'-5 ½"	1'-0"								
4A10	18	#4	7'-4"	L50	1'-8"	1'-7"	1'-8"	1'-7"	10"							
4A11	128	#4	2'-10 ½"	T1	8"	1'-6 ½"					8"					
4A13	48	#4	2'-3 ½"	T9	4 ½"	1'-8 ½"					4 ½"					
4A14	8	#4	2'-4"	T9	4 ½"	1'-7"					4 ½"					
4A16	33	#4	2'-8"	8	8"	1'-4"					8"					
4A47	124	#4	5'-5"	25		1'-6"	10 ½"	8"	10 ½"	1'-6"		10 ½"		5"		
4A49	18	#4	7'-2"	2	8"	6'-6"										
4A50	18	#4	6'-5"	2	8"	5'-9"										
4A51	18	#4	11'-5"	2	8"	10'-9"										
4A53	1	#4	17'-10"	17		2'-5"	15'-5 ½"									
4A55	1	#4	3'-9"	17		1'-8"	2'-1"									
4A56	18	#4	6'-0"	2	8"	5'-4"										
4A119	127	#4	2'-4"	8	8"	1'-8"					8"					
4A122	8	#4	4'-8"	3		2'-4"	2'-4"					2'-4"			2'-4"	
4A123	6	#4	3'-0"	3		2'-4"	8"					8"		1"	2'-5"	
4A127	13	#4	5'-4"	T1	4 ½"	1'-2"	1'-1 ½"	1'-2"	1'-1 ½"		4 ½"					
4A147	6	#4	5'-3 ½"	T1	4 ½"	1'-1 ½"	1'-1 ½"	1'-1 ½"	1'-1 ½"		4 ½"					
4A170	333	#4	6'-9"	2	8"	5'-5"					8"					
4A172	63	#4	4'-11 ½"	25		1'-6"	7 ½"	8"	7 ½"	1'-6"		7 ½"		3 ½"		
4A173	128	#4	5'-2 ½"	25		1'-6"	9 ½"	8"	9 ½"	1'-6"		9"		4 ½"		
4A175	63	#4	5'-3 ½"	25		1'-6"	9 ½"	8"	9 ½"	1'-6"		9 ½"		4 ½"		
4A176	64	#4	2'-4"	2	8"	1'-8"					8"					
5A12	6	#5	5'-11"	2	10"	5'-1"										
5A15	6	#5	4'-5"	2	10"	3'-7"										
5A19	8	#5	4'-11"	2	10"	4'-1 ½"										
5A33	16	#5	5'-4"	17		2'-8"	2'-8"									
5A52	2	#5	17'-10"	17		2'-5"	15'-5 ½"									
5A54	2	#5	4'-4"	17		1'-8"	2'-8"									
5A120	8	#5	5'-4"	3		2'-8"	2'-8"					2'-8"		1 ½"	2'-9 ½"	
5A121	8	#5	3'-6"	3		2'-8"	10"					10"		1 ½"	2'-9 ½"	
5A124	16	#5	5'-8"	17		2'-8"	3'-0"									
5A125	4	#5	6'-8"	17		2'-8"	4'-0"									
5A126	4	#5	5'-11"	17		2'-8"	3'-3"									
5A137	8	#5	6'-7"	2	10"	5'-9"										
5A150	4	#5	9'-8 ½"	3		4'-8 ½"	3'-4 ½"	1'-8"				2'-4 ½"		2'-4 ½"	6'-5 ½"	
5A151	4	#5	9'-11"	3		4'-8 ½"	3'-9"	1'-5 ½"				2'-7 ½"		2'-7 ½"	6'-9 ½"	
5A153	12	#5	5'-6"	3		2'-0"	1'-6"	2'-0"				1'-½"		1'-½"	5'-½"	
5A154	3	#5	5'-7 ½"	3		1'-9 ½"	1'-10 ½"	2'-0"				1'-3 ½"		1'-3 ½"	5'-1"	
5A155	3	#5	6'-10 ½"	3		2'-6"	2'-10 ½"	2'-0"				2'-½"		2'-½"	6'-½"	
5A171	8	#5	6'-0"	20		2'-6"	2'-6"	10"								
8A135	13	#8	6'-8"	2	1'-4"	5'-4"										

Drawing Sheet R01A — BAR LIST

Bar Mark	Qty	Size	Total Length	Type	A	B	C	D	E	F	G	H	J	K	O	R
8A136	13	#8	7'-10"	2	1'-4"	6'-6"										
8A138	23	#8	35'-3"	2	1'-4"	33'-10"										
8A174	48	#8	8'-8"	17		1'-10"	5'-5"	1'-6"								



LAP CHART-U.N.O.

SIZE	TOP BARS ★	OTHER BARS
#11		
#10	63	63
#9		
#8	50	50
#7	44	44
#6	38	38
#5	32	32
#4	33	33
#3	19	19

★ Top bars are horiz. bars with more than 12" of concrete cast below the bars.

No.	Description	Date	By
rev 1	for file & field	3/1/16	HJS
	for approval	1/22/16	HJS

Revisions and Issue Record

The full intent and purpose of this drawing is the placing of reinforcing steel bars ONLY. It is NOT to be used as a means of communication between the Architect, Engineer, Contractor or any other Sub-trades.

THIS DRAWING IS NOT TO BE SCALED.

Harris Rebar — National Strength. Local Service.

DETAILED AT: SCARBOROUGH MAINE

Project: 667 Congress St. Portland, Me.

Drawing: Wall. Line 8' & Mass Ftg. @P Line – Plan & Elevation

Customer: NS Giles Foundation

Engineer: Structural Integrity

Refer to Release:

Date	Drawn	Chkd.	JOB No.	Dwg. No.
1/22/16	HJS		33505863	R01A

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Portsmouth, NH 03801
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Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 661 CONGRESS ST APARTMENTS PROJECT Date: 03-18-2016

Client/Project #: CORDIA CAPITAL PROJECTS GROUP / 1565-001 Time: 12:40 PM

General Contractor: PC CONSTRUCTION Weather: SUN & CLOUDS

Approved Documents Referenced: RSA - REVISED 01-05-2016

Document Sheets/Details Referenced: S1.00, S2.00, S2.01, & S2.03

Placement Location: T/2 TO T/1 TO H/1, P.3/2 TO H-J/2, AND T/2 TO T/7.4 (UPPER WALL) TO S/7.4

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other:

Observations were verbally reported to:

BILL LAWRENCE

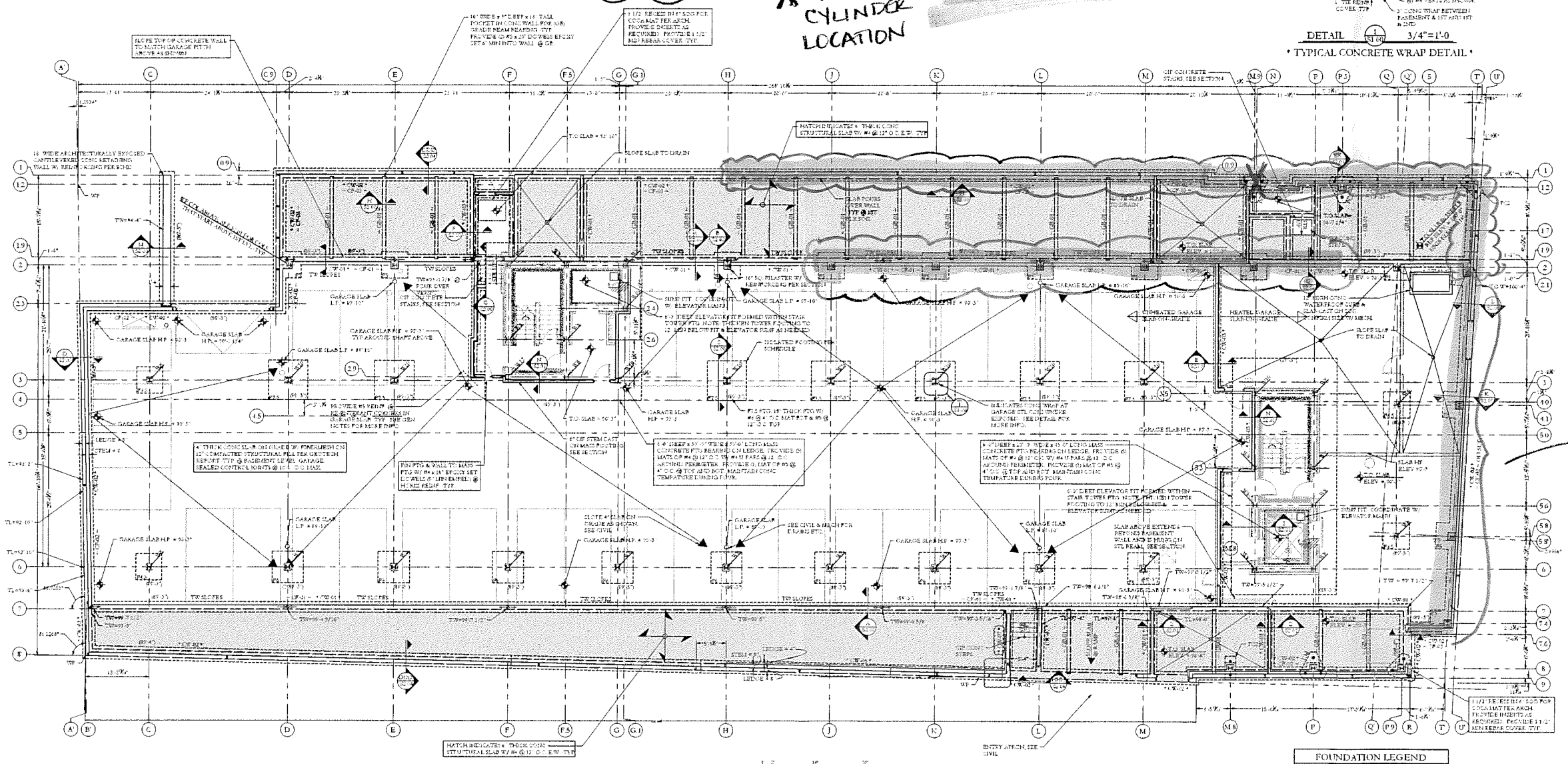
Construction Technologist:

Mary Sanders

Print Name/Title

MARY SANDERS/CONSTRUCTION TECH.

MF



CONCRETE PLACEMENT LOCATIONS

X-TEST CYLINDER LOCATION

REBAR INSPECTION AREA

DETAIL 1/S1.00 3/4"=1'-0

* TYPICAL CONCRETE WRAP DETAIL *

UPPER WALL SECTION

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES
[redacted]	1'-0"± -TYP EDGE OF PC TO CL PILE EDGE OF CONC PILE CAP CENTER OF PC = CENTER OF BLDG COL ABOVE -TYP CONC FILLED 50KIP STEEL PIPE PILE	#5 @ 6" O.C. E.W. TOP AND BOT. #4 U BARS @ 6" O.C. PERIMETER REINFORCING. PROVIDE #4 J-BARS VERTICAL TIES @ 12" O.C. -TYP. PILE CAP BEARS ON (3) 50 KIP PILES.
[redacted]	EDGE OF CONC PILE CAP ± CENTER OF PC = CENTER OF BLDG COL ABOVE CONC FILLED 50KIP STEEL PIPE PILE	(5) #5 LONG TOP AND BOT. W/ #4 @ 6" O.C. TRANS. #4 U BARS @ 6" O.C. PERIMETER REINFORCING. PROVIDE #4 J-BARS VERTICAL TIES @ 12" O.C. -TYP. PILE CAP BEARS ON (3) 50 KIP PILES.
* GB-01 *	16" WIDE x 16" DEEP GRADE BEAM	(4) #5 CONT @ BOTTOM & (4) #4 CONT @ TOP

FOUNDATION PLAN

SCALE 1/8"=1'-0"

NOTES:

1. SEE SHEET S1.00 + S1.01 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION
2. COORDINATE ALL THRU SLAB PLUMBING & CHASES ETC. W/ ARCH AND MECHANICAL DRAWINGS -TYP.
3. ALL ELEVATIONS BASED OFF REFERENCE ELEVATION 100'-0" EQUAL TO USGS 115'-0"
4. COORDINATE ALL BASEMENT & GARAGE TOP OF SLAB/GRADING ELEVATIONS GRADING WITH CIVIL
5. TOP OF FOOTING INDICATED AS SUCH (XXX-XX") -TYP
6. TOP OF SLAB INDICATES AS SUCH T.O.SLAB = XXX'-XX"
7. VERIFY TOP OF GARAGE SLAB W/ CIVIL -TYP

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
* CW-01 *	12" WIDE x CONT	#4 @ 12" O.C. VERT & #4 @ 10" O.C. HORIZ. MID DEPTH	TYPICAL TALL WALL AT BASEMENT GARAGE RETAINING SOIL UNO
* CW-02 *	18" WIDE x CONT	(2) MATS #4 @ 12" O.C. E.W. ONE MAT EA. FACE	
* CW-03 *	8" WIDE x CONT	#4 @ 16" O.C. VERT & #4 @ 10" O.C. HORIZ. MID DEPTH	TYPICAL SHALLOW FROST PROTECTED WALL
* CW-04 *	16" WIDE x CONT	#4 @ 18" O.C. VERT E.F. & #4 @ 10" O.C. HORIZ E.F.	
* CW-05 *	24" WIDE x CONT	(2) MATS #5 @ 12" E.W. PROVIDE (6) #6 BARS LONG @ TOP W/ HOOK ENDS. PROVIDE (2) #5 HOOK DOWELS @ 12" INTO FTG TO MATCH VERTICAL REINF @ OUTSIDE FACE MATS	CONC WALL TO BE USED AS LATERAL FORCE RESISTING ELEMENT FROM BRACED TOWER ABOVE.
* CW-06 *	20" WIDE x CONT	#4 @ 16" O.C. VERT E.F. & #4 @ 10" O.C. HORIZ E.F.	
* CW-07 *	12" WIDE x CONT	#4 @ 12" O.C. E.W.	

NOTE:

1. ALL CONC WALLS SHALL HAVE MIN (2) #5 CONT. HORIZ. REINF. @ TOP & BOT. TYP. UNO
2. ADDITIONAL REINFORCING IS ALSO INDICATED IN PLANS AND SECTION

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
[redacted]	24" WIDE x 12" THICK x CONT	(3) #5 CONT. -TYP. #5 HOOK DOWELS @ 32"	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
* CF-02 *	30" WIDE x 12" THICK x CONT	(4) #5 CONT. #4 HOOK DOWELS @ 24" O.C. PER SECTION	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
[redacted]	30" WIDE x 12" THICK x CONT	(4) #5 CONT. #4 HOOK DOWELS @ 24" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
* CF-04 *	18" WIDE x 10" THICK x CONT	(2) #5 CONT. #4 HOOK DOWELS @ 32" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
F3.0	3'-0" SQ x 12" THICK FTG CONT WITH STRIP FOOTING	#4 @ 12" O.C. E.W. BOT MAT	PILE CAP BELOW
F4.0	4'-6" SQ x 12" THICK ISOLATED FTG	#4 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOT MAT	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
[redacted]	5'-0" SQ x 14" THICK ISOLATED FTG	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 6" O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
F6	6'-0" SQ x 16" THICK ISOLATED FTG	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 6" O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
F7.5	7'-6" SQ x 16" THICK ISOLATED FTG	#5 @ 12" O.C. E.W. TOP MAT & #6 @ 4" O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE (VERIFIED BASED ON FEILD CONDITIONS):

- * TOP OF FOOTING MAX ELEV WHERE REQUIRED TO BEAR ON LEDGE @ BASEMENT = REF (92'-3") = USGS 107.25
- ** NOTE: FOOTINGS BEARING ON LEDGE WILL LIKELY STEP TO ACHIEVE BEARING ON SOLID LEDGE DEPENDING ON SITE CONDITIONS.

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN. PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS.

- INDICATES FACE OF CONC WALL
- INDICATES FACE OF CONC STEM/LEDGE
- INDICATES FACE OF CONC STEM/LEDGE WITH SLAB POUR OVER
- INDICATES FACE OF CONC FTG
- INDICATES STEP IN TOP OF FOOTING
- INDICATES STEP IN WALL OR LEDGE AND SIDE WITH LOWER ELEV
- SYMBOL INDICATES SLOPED TOP OF WALL HIGH OR LOW POINT ARROWS DENOTE PITCH

1 1/5/16

Structural Integrity Consulting Engineers, Inc.

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Portland, ME, 04101
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f. 866-793-7835
www.structuralinteg.com

BUILD WITH CONFIDENCE

SI 15-0038

STATE OF MAINE
AARON C. JONES
No. 10666
LICENSED PROFESSIONAL ENGINEER
Oct. 15
1/05

© 2015 RYAN SENATORE ARCHITECTURE

667 CONGRESS STREET

APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

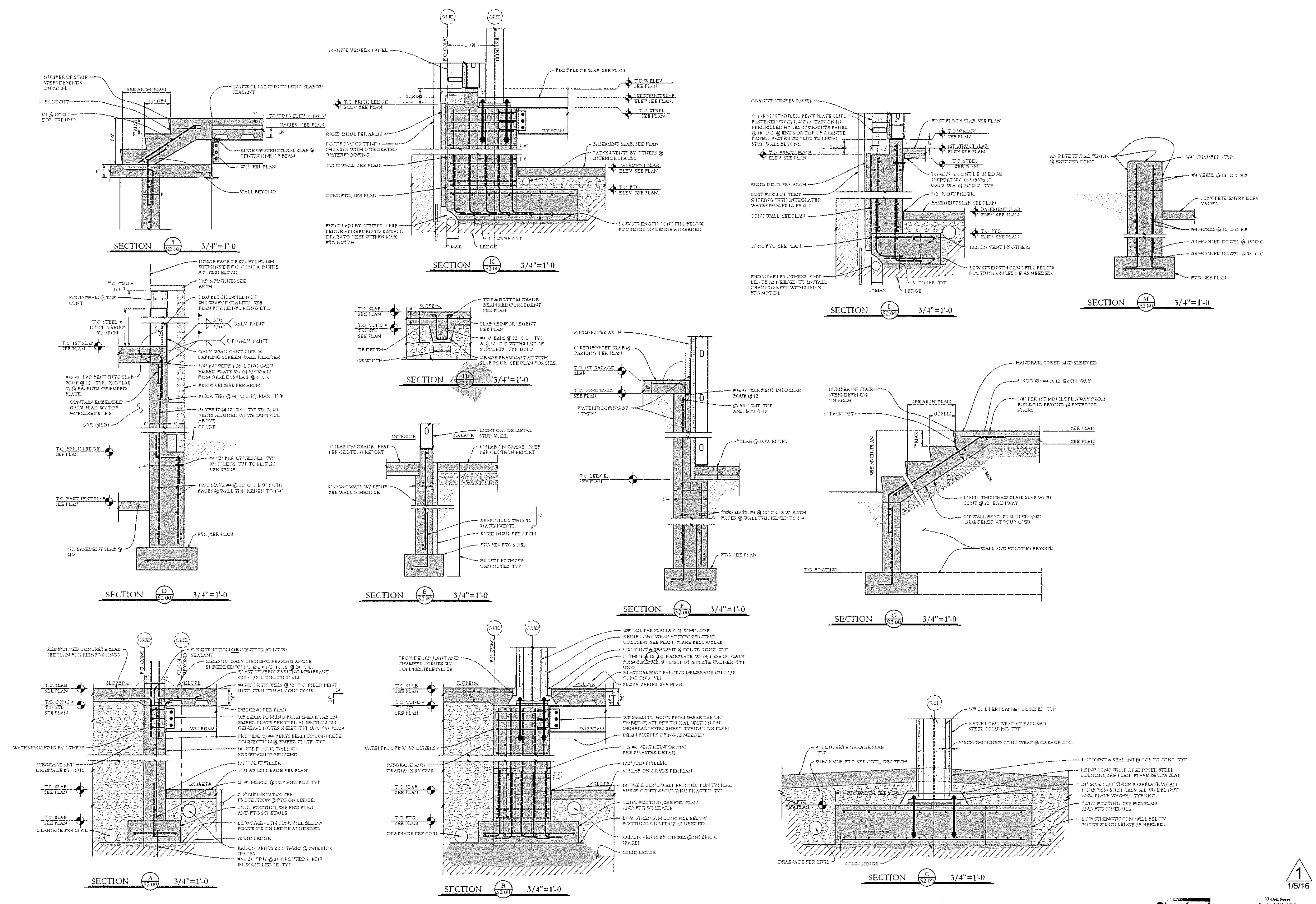
CONSULTANTS:
STRUCTURAL
Structural Integrity
77 Oak Street
Portland, ME 04101
207-774-4614

REVISIONS:
1. 1/5/16

DATE:	2 NOVEMBER 2015
PROJECT No.	1503
DRAWN BY	MKL
CHECKED BY	ACJ
SCALE:	AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00



1
1/5/16

Structural Integrity
BUILD WITH CONFIDENCE
SI 15-0038

© 2015 RYAN SENATORE ARCHITECTURE

667 CONGRESS STREET

APARTMENTS

PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE

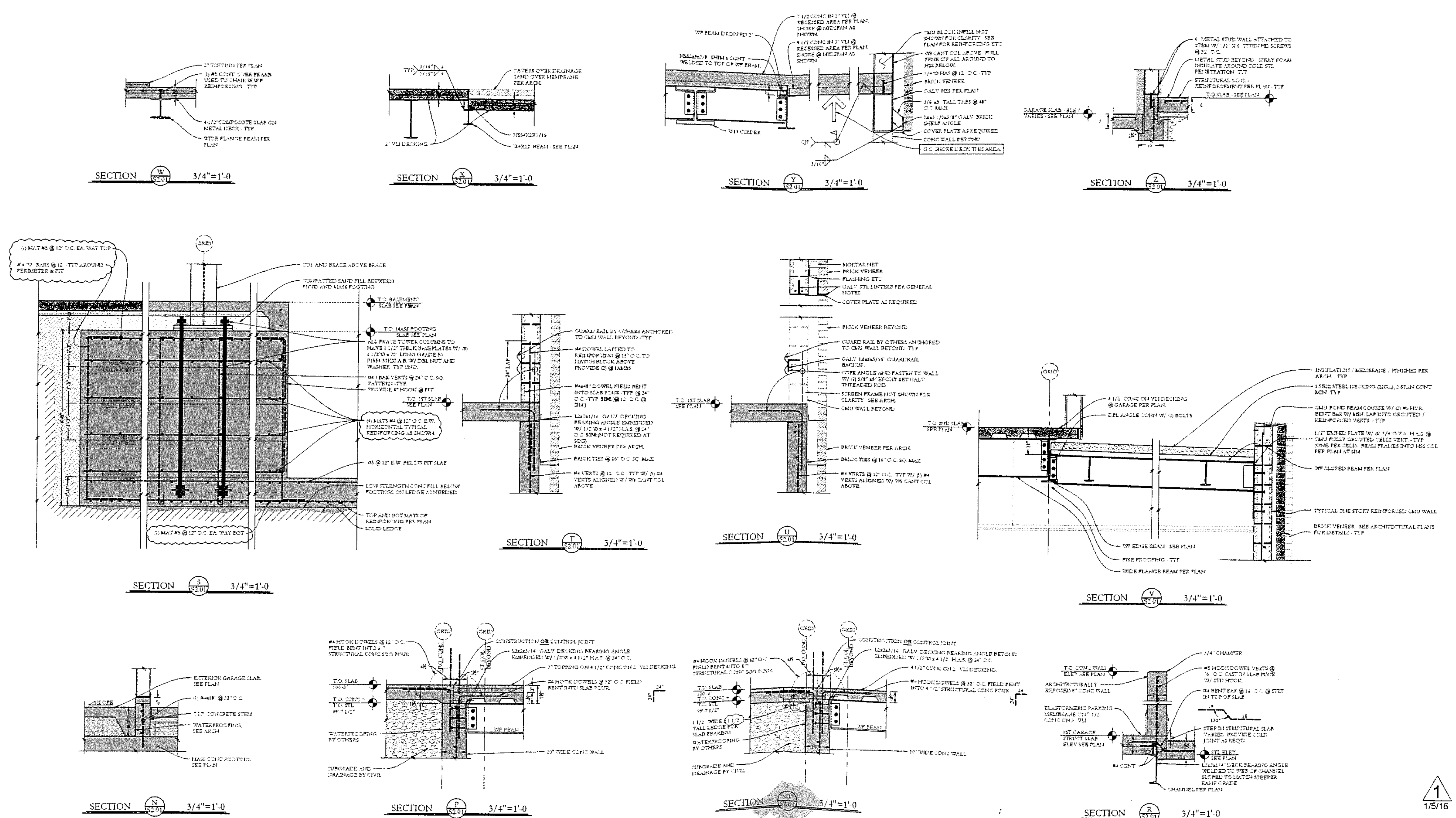
CONSULTANTS:

REVISIONS:
1. 1/5/16

DATE:	2 NOVEMBER 2015
PROJECT No.	1503
DRAWN BY	MKL
CHECKED BY	ACJ
SCALE	AS NOTED

SHEET TITLE
SECTIONS

S2.00



1 1/5/16

Structural Integrity

SI 15-0038

667 CONGRESS STREET

APARTMENTS

PORTLAND, MAINE

© 2015 RYAN SENATORE ARCHITECTURE

RSA

RYAN SENATORE ARCHITECTURE

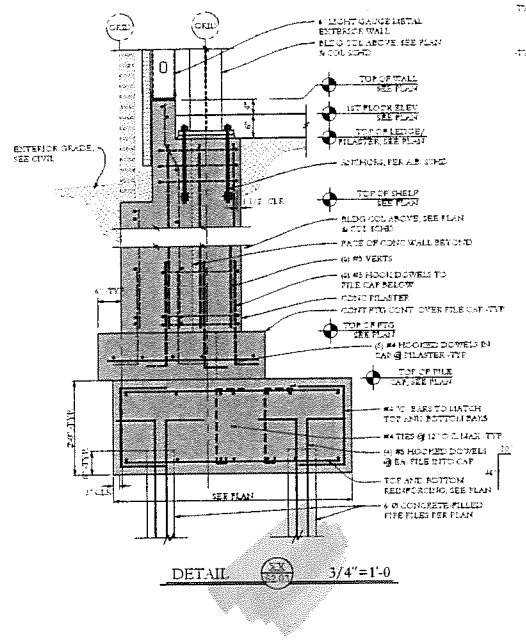
CONSULTANTS:

REVISIONS: 1. 1/5/16

DATE:	2 NOVEMBER 2015
PROJECT No.	1503
DRAWN BY:	MKL
CHECKED BY:	ACJ
SCALE:	AS NOTED

SHEET TITLE: SECTIONS

S2.01



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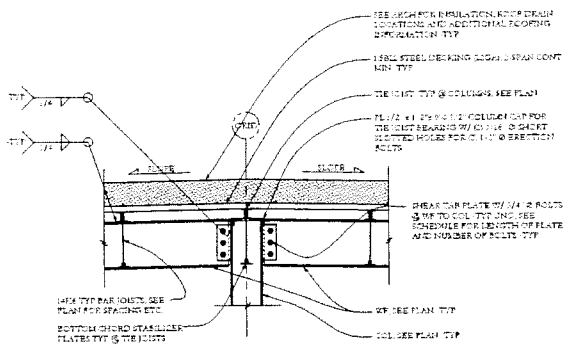

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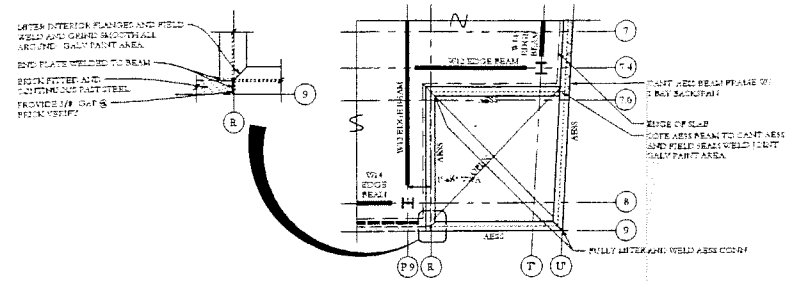
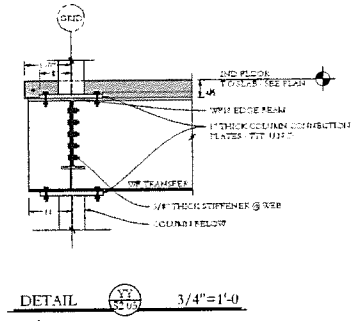


PLAN DETAIL @ AESS FRAME 2ND FLR
SCALE 1/4"=1'-0



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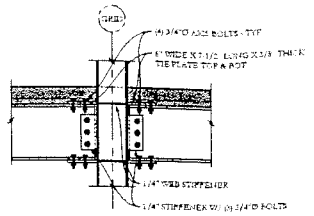

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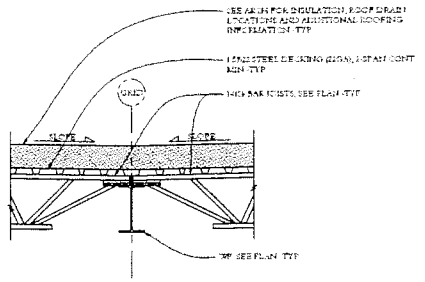

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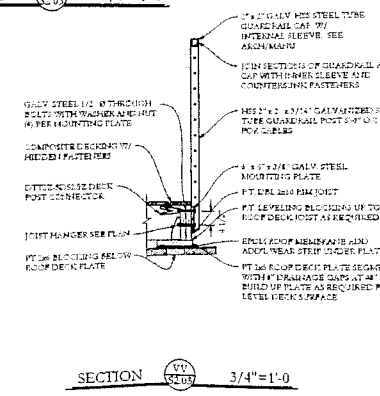

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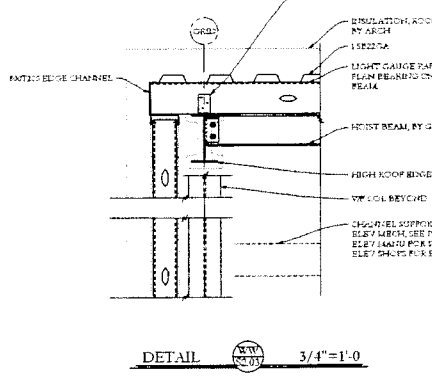

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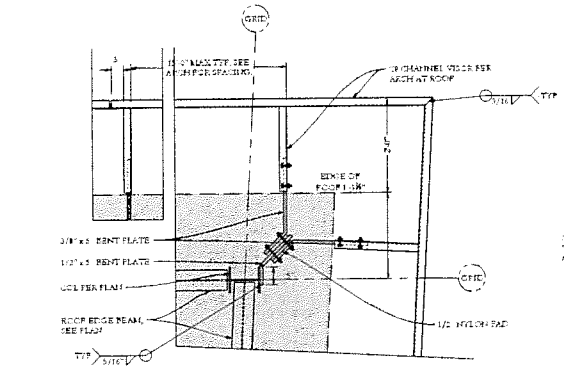
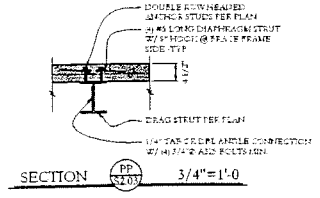


DETAIL (TT/S2.01) 3/4"=1'-0
CONN. DETAIL @ ROOFTOP VISOR BRACKET



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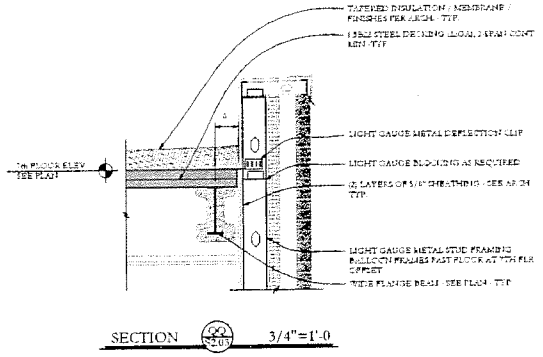

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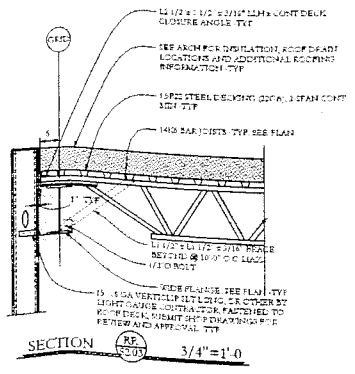
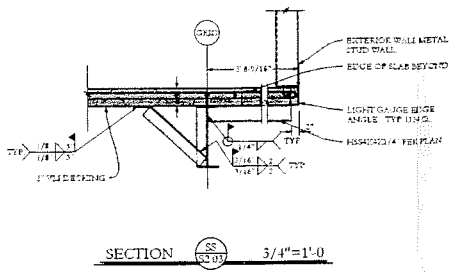


SECTION (RR/S2.01) 3/4"=1'-0



SECTION (SS/S2.01) 3/4"=1'-0

1/5/16

Structural Integrity

BUILT WITH CONFIDENCE

ST 15-0038

STATE OF MAINE
KARON C. JONES
No. 10858
LICENSED
PROFESSIONAL ENGINEER

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667 CONGRESS STREET

APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE
100 CONGRESS STREET
PORTLAND, MAINE 04101
207.775.2444
CONSULTANTS:
STRUCTURAL

REVISIONS:
1. 1/5/16

DATE:	2 NOVEMBER 2015
PROJECT No.	1563
DRAWN BY	MKL
CHECKED BY	ACJ
SCALE:	AS NOTED

SHEET TITLE
SECTIONS

S2.03

R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 661 CONGRESS ST. APARTMENTS PROJECT Date: 03-23-2016

Client/Project #: CORDISH CAPITAL PROJECTS GROUP / 1565-001 Time: 10:30AM.

General Contractor: PC CONSTRUCTION. Weather: SUN & CLOUDS.

Approved Documents Referenced: HARRIS REBAR 01-22-2016 AND RSA - REV. 01-05-2016

Document Sheets/Details Referenced: R01C, R01D, AND S1.00

Placement Location: FOUNDATION FTG F-G/2-3 & FOUNDATION WALL T/1 TO H/1

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: RECHECKED FOUNDATION WALL T/2 TO T/7.4 TO R/7.4

Observations were verbally reported to:
CHRIS RODENHIZER / PC CONSTRUCTION

Construction Technologist:
Mary Sanders

Print Name/Title
MARY SANDERS / CONSTRUCTION TECH.

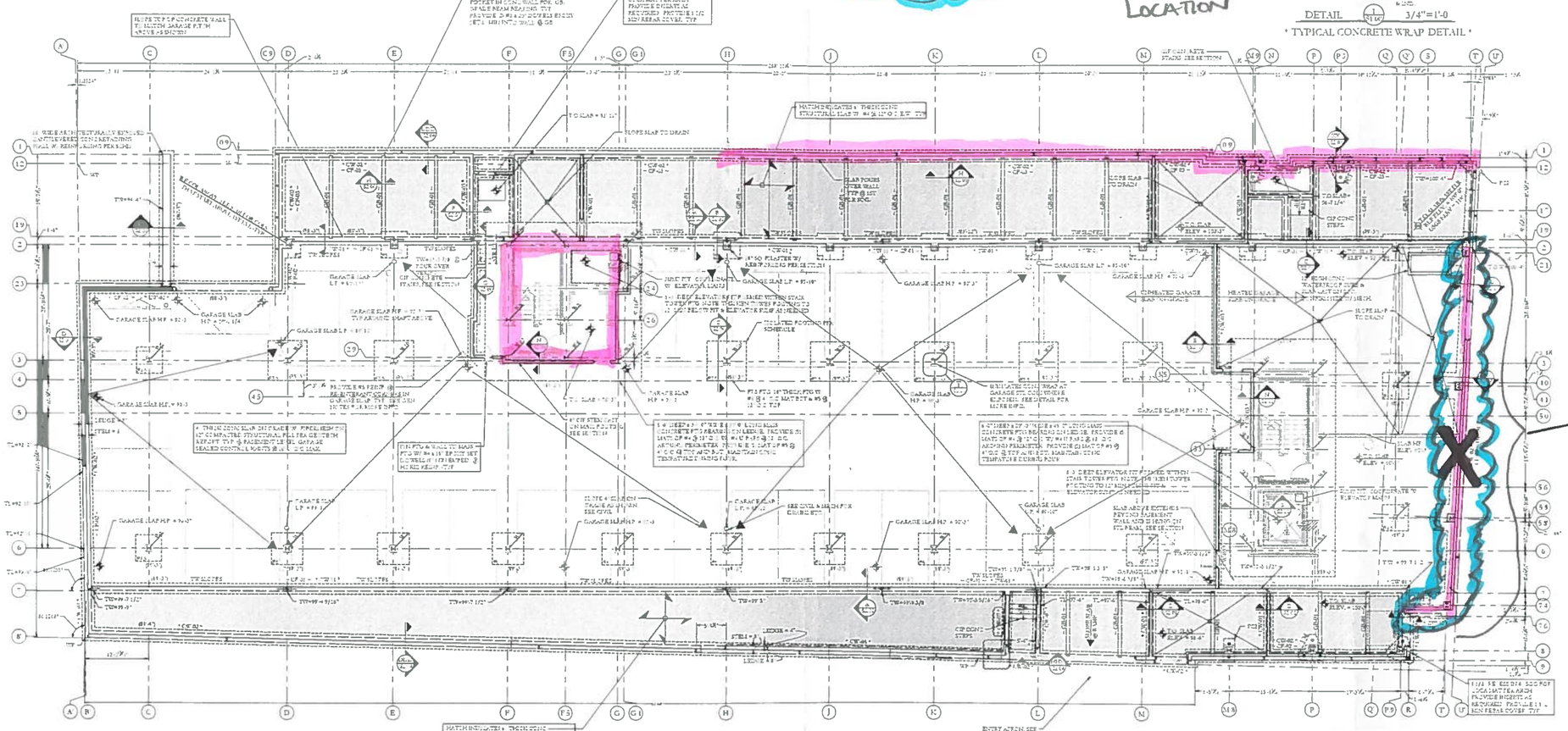
1566-001
667 CONGRESS ST
3/23/16
MBS

REBAR INSPECTION AREA

CONCRETE PLACEMENT LOCATION

X - TEST CYLINDER LOCATION

DETAIL 1/S1.00 3/4"=1'-0
* TYPICAL CONCRETE WRAP DETAIL *



FOUNDATION PLAN
SCALE: 1/8"=1'-0"

NOTE:
1. SEE SHEET S1.01 + S1.02 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION.
2. CONCRETE AND REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH ACI 318-11.
3. ALL ELEVATIONS ARE REFERENCED TO ELEVATION 100'-0" EQUAL TO 105.5 FEET.
4. CONFIRM ALL PARAPET HEIGHTS & GARAGE TOP OF SLAB DRAWING ELEVATIONS WITH ARCH.
5. TOP OF FOOTING TO BE SET AS SHOWN ON PLAN.
6. TOP OF PILE BUILDUPS TO EXTEND TO SLAB & ABOVE.
7. VERIFY TOP OF GARAGE SLAB ELEVATIONS.

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL	SCALE 1/8"=1'-0"	NOTES
PC1			
PC2			
PC3			

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
W1	12" WALL		
W2	12" WALL		
W3	12" WALL		
W4	12" WALL		
W5	12" WALL		
W6	12" WALL		
W7	12" WALL		

NOTE
1. ALL CONCRETE WALLS SHALL HAVE MIN. 3" CLEAR VERTICAL REINF. @ EACH FACE AT THE END OF WALL.
2. ADDITIONAL REINFORCING SHALL BE PROVIDED AT OPENINGS AS SHOWN ON PLAN AND DETAIL.

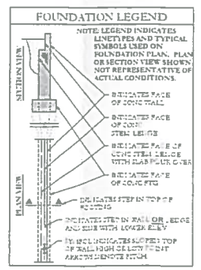
CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
F1	24" WIDE x 12" DEEP	(2) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F2	36" WIDE x 12" DEEP	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F3	48" WIDE x 12" DEEP	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F4	60" WIDE x 12" DEEP	(5) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F5	72" WIDE x 12" DEEP	(6) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F6	84" WIDE x 12" DEEP	(7) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F7	96" WIDE x 12" DEEP	(8) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F8	108" WIDE x 12" DEEP	(9) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F9	120" WIDE x 12" DEEP	(10) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL
F10	132" WIDE x 12" DEEP	(11) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR COMPACTED STRUCTURAL FILL

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS.

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN, PLAN OR SECTION VIEW SHOWN MAY REPRESENTATIVE OF ACTUAL CONDITIONS.



1/S1.00 1/5/16

REINSPECTED 03-23-2016

667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE
100 COMMERCIAL STREET, SUITE 301
PORTLAND, MAINE 04101
207.523.2223
WWW.RYANSENATORE.COM

CONSULTANTS
STRUCTURAL
Structural Integrity Consulting Engineers, Inc.
77 Oak Street
Portland, ME, 04101
p 207.774.0448
f 866.793.7938
www.structuralintegrity.com

REVISIONS
1, 1/5/16

DATE: 2 NOVEMBER 2015
PROJECT No. 1523
DRAWN BY MKL
CHECKED BY AC
SCALE AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

BUILD WITH CONFIDENCE
SI 15-0035

STATE OF MAINE
AARON C JONES
No. 10883
REGISTERED PROFESSIONAL ENGINEER
Oct 15

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R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: LOFT CONGRESS ST. APARTMENTS PROJECT Date: 03-25-2016

Client/Project #: CORDISH CAPITAL PROJECTS GROUP / 1586-001 Time: 12:15PM

General Contractor: PC CONSTRUCTION Weather: RAIN SHOWERS

Approved Documents Referenced: RSA 01-05-16 & HARRIS REBAR 01-22-16

Document Sheets/Details Referenced: S1.00 & R01B

Placement Location: FOUNDATION FOOTING T/T TO H-3/7

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: _____

Observations were verbally reported to:
CHRIS RODENHIZER / PC CONSTRUCTION

Construction Technologist:
Mary Sanders

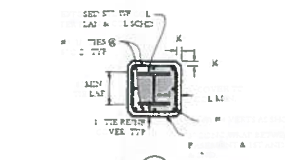
Print Name/Title
MARY SANDERS / CONSTRUCTION TECH.

MTG

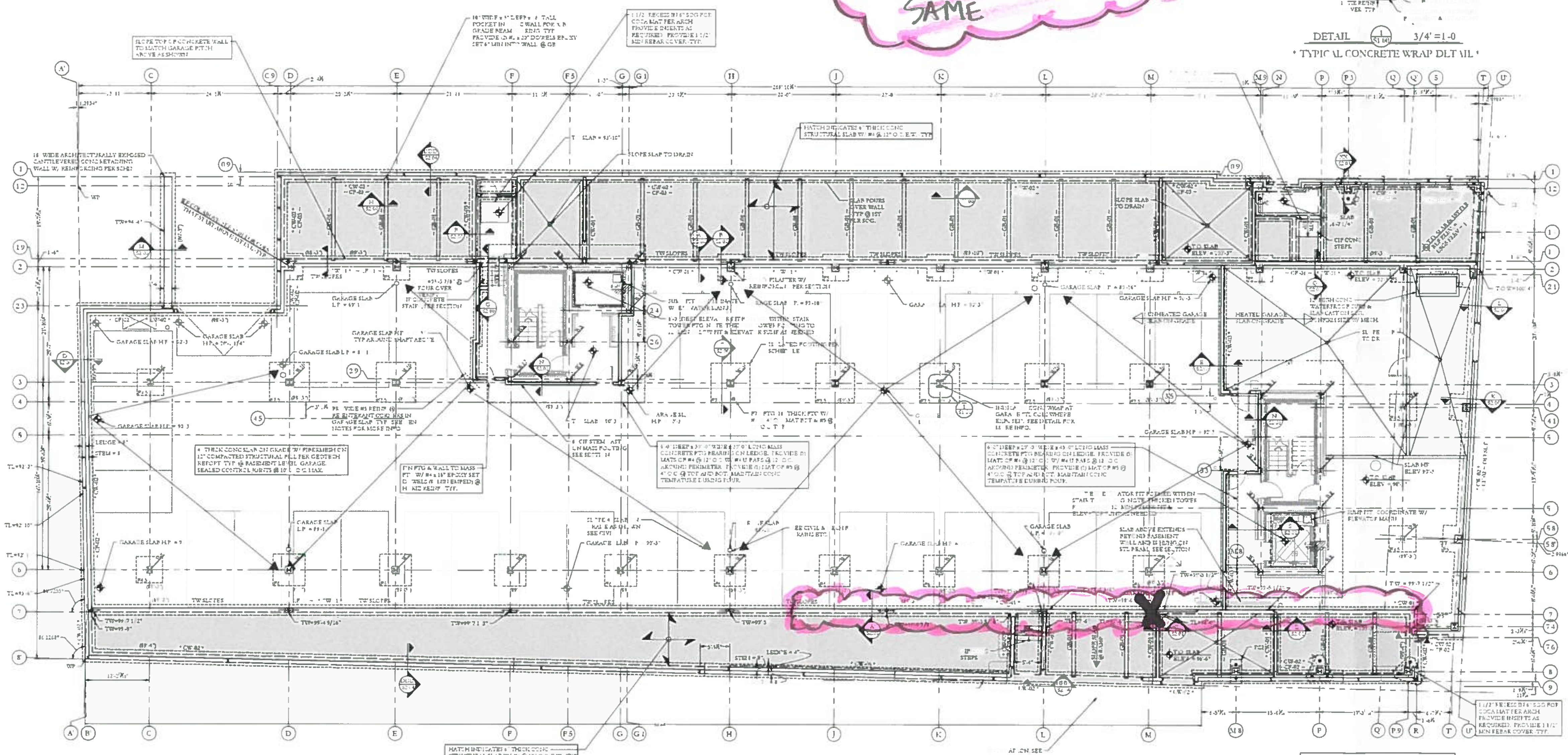
1565-001
667 CONGRESS ST
3/25/16
MBS

X - TEST CYLINDER LOCATION

REBAR INSPECTI[illegible] AREA AND CONCRETE PLACEMEN[illegible] AREA ARE SAME



DETAIL 3/4" = 1'-0
TYPICAL CONCRETE WRAP DETAIL



FOUNDATION PLAN

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL	SCALE 1/8"=1'-0"	NOTES
[illegible]	[illegible]		[illegible]
[illegible]	[illegible]		[illegible]
[illegible]	[illegible]		[illegible]

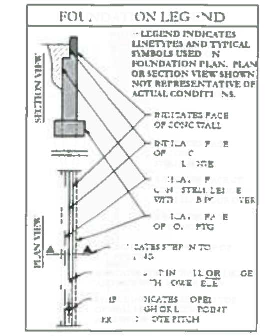
CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
[illegible]	[illegible]	[illegible]	[illegible]

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible] @ 24" O.C. PER SECTION	[illegible] BEDROCK
[illegible]	[illegible]	[illegible] @ 24" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
[illegible]	[illegible]	[illegible] PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
[illegible]	[illegible] WITH STRIP FOOTING	#4 @ 12" O.C. E.W. BOT MAT	PILE CAP BELOW
[illegible]	[illegible] FTG	#4 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOT MAT	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
[illegible]	[illegible] FTG	[illegible] O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
[illegible]	[illegible] FTG	[illegible] O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
[illegible]	[illegible] FTG	[illegible] O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE (VERIFIED BASED ON FIELD CONDITIONS)



FOUNDATION LEGEND

Structural Integrity

BUILD WITH CONFIDENCE

S1 15-00

1 1/5/16

667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

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RSA
RYAN SENATORE ARCHITECTURE

CONSULTANTS:

REVISIONS:
1. 1/5/16

DATE: 2 NOVEMBER 2015
PROJECT No. 1503
DRAWN BY: MKL
CHECKED BY: ACJ
SCALE: AS NOTED

SHEET TITLE:
FOUNDATION PLAN

S1.00

R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 6661 CONGRESS ST APARTMENTS PROJECT Date: 03-29-2016

Client/Project #: CORDISIA CAPITAL PROJECTS GROUP / 15165-001 Time: 8:20AM

General Contractor: PC CONSTRUCTION Weather: SUNNY

Approved Documents Referenced: HARRIS REBAR 01-22-16 AND RSA REVISED 01-05-16

Document Sheets/Details Referenced: R01C AND S1.00

Placement Location: FOUNDATION FOOTING F-G/2-3 (UPPER ½)

ITEMS CHECKED

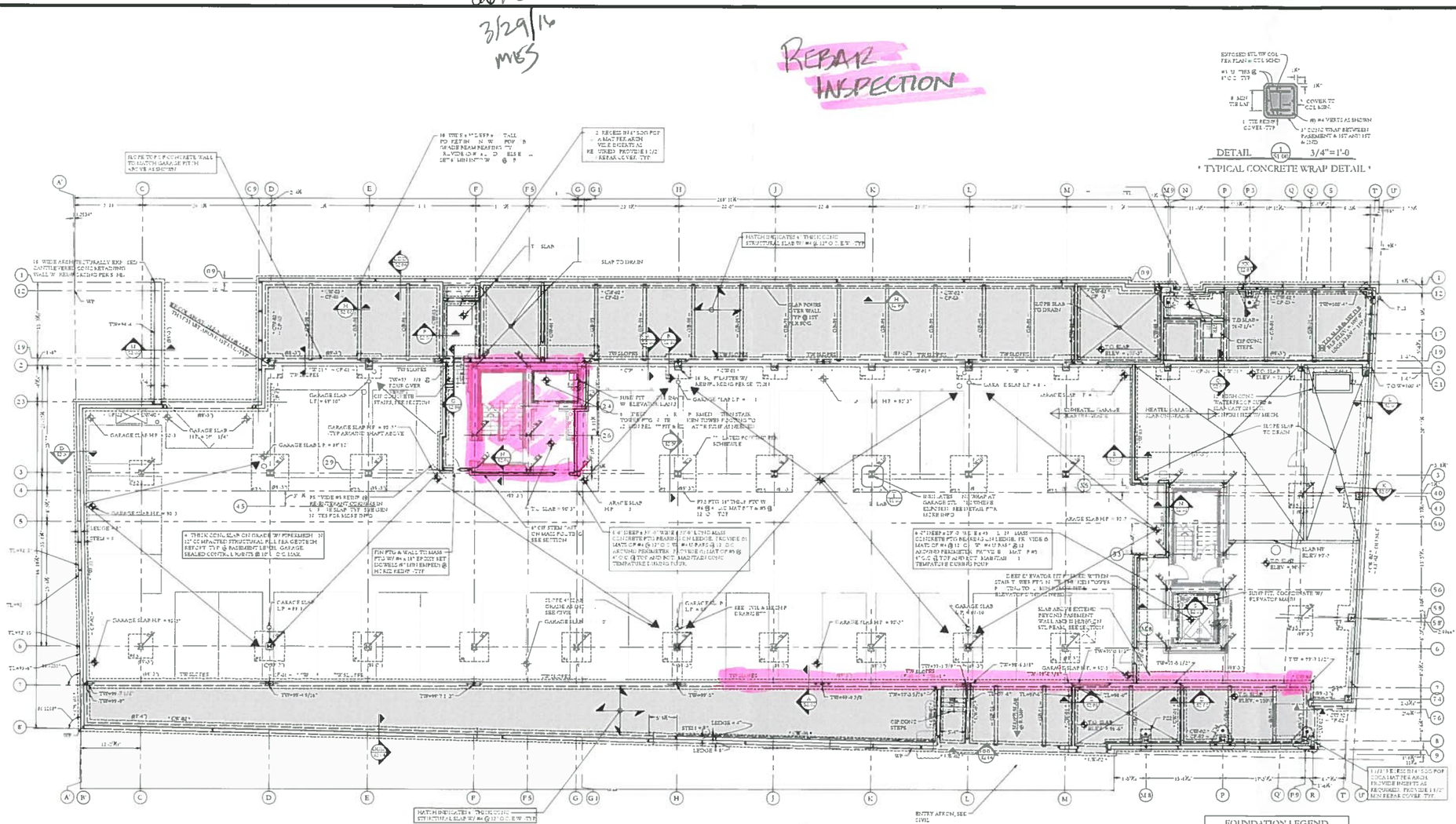
Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: ALREADY INSPECTED WALL LINE 1, LINES T TO H ON 03-23-2016. ALSO INSPECTED WALL LINE 7, R to H-J. - WALLS 1 & 7 NOT POURED TODAY -

Observations were verbally reported to:
CHRIS RODENHIZER / PC CONSTRUCTION

Construction Technologist:
Mary Sanders.

Print Name/Title
MARY SANDERS / CONSTRUCTION TECH.



1565-001
667 Congress St
3/29/16
MBS

REBAR INSPECTION

DETAIL ① 3/4"=1'-0
TYPICAL CONCRETE WRAP DETAIL

FOUNDATION PLAN

SCALE 1/8"=1'-0"

NOTES
1. SEE SHEET S1.00 + S1.01 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION
2. COORDINATE ALL THRU SLAB PLUMBING & CHASES ETC. W/ ARCH AND MECHANICAL DRAWINGS TYP
3. ALL ELEVATIONS BASED OFF REFERENCE ELEVATION ... EQUAL TO USGS ...
4. COORDINATE ALL BASEMENT & GARAGE TOP OF SLAB GRADING ELEVATIONS GRADING WITH CIVIL
5. TOP OF FOOTING INDICATED AS SUCH (XXX-XX") TYP
6. TOP OF SLAB INDICATES AS SUCH TOP SLAB = XXX'-XX
7. VERIFY TOP OF GARAGE SLAB W/ CIVIL

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES
PC-1	1'-0" TYP EDGE OF PC TO CL PILE EDGE OF CONC PILE CAP CENTER OF PC = CENTER OF BLDG COL ABOVE -TYP CONC FILLED 50KSI STEEL PIPE PILE	#5 @ 6" O.C. E.W. TOP AND BOT. #4 U BARS @ 6" O.C. PERIMETER REINFORCING. PROVIDE #4 U-BARS VERTICAL TIES @ 12" O.C. TYP. PILE CAP BEARS ON (3) 50KSI PIPE PILES
PC-2	EDGE OF CONC PILE CAP CENTER OF PC = CENTER OF BLDG COL ABOVE CONC FILLED 50KSI STEEL PIPE PILE	(3) #5 LONG TOP AND BOT W/ #4 @ 6" O.C. TRANS. #4 U BARS @ 6" O.C. PERIMETER REINFORCING. PROVIDE #4 U-BARS VERTICAL TIES @ 12" O.C. TYP. PILE CAP BEARS ON (2) 50KSI PIPE PILES.
GB-01	16" WIDE x 14" DEEP GRADE BEAM	(4) #5 CONT @ BOTTOM & (4) #4 CONT @ TOP

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
CW-01	12" WIDE x CONT.	#4 @ 12" O.C. VERT & #4 @ ... HORIZ. MID DEPTH	TYPICAL TALL WALL AT BASEMENT GARAGE RETAINING SOIL UNO
CW-02	12" WIDE x CONT.	(2) MATS #4 @ 12" O.C. E.W. ONE MAT EA FACE	
CW-03	8" WIDE x CONT.	#4 @ 16" O.C. VERT & #4 @ 16" O.C. HORIZ. MID DEPTH	TYPICAL SHALLOW FROST PROTECTED WALL
CW-04	10" WIDE x CONT.	#4 @ 16" O.C. VERT E.F. & #4 @ 12" O.C. HORIZ E.F.	
CW-05	24" WIDE x CONT.	(2) MATS #5 @ 12" E.W. PROVIDE (4) #6 BARS LONG @ TOP W/ HOOK ENDS. PROVIDE (2) #5 HOOK DOWELS @ 12" INTO FTG TO MATCH VERTICAL REINF. @ OUTSIDE FACE MATS	CONC WALL TO BE USED AS LATERAL FORCE RESISTING ELEMENT FROM PLACED TOWER ABOVE.
CW-06	20" WIDE x CONT.	#4 @ 16" O.C. VERT E.F. & #4 @ 12" O.C. HORIZ E.F.	
CW-07	12" WIDE x CONT.	#4 @ 12" O.C. E.W.	

NOTE:
1. ALL CONC WALLS SHALL HAVE MIN (2) #5 CONT ... @ TOP & BOT TYP UNO
2. ADDITIONAL REINFORCING IS ALSO INDICATED IN PLAN AND SECTION

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
CF-01	24" WIDE x 12" THICK x CONT.	(2) #5 CONT. TYP. #5 HOOK DOWELS @ 32	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
CF-02	... WIDE x 12" THICK x CONT.	(4) #5 CONT. #4 HOOK DOWELS @ 24" O.C. PER SECTION	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
CF-03	... WIDE x 12" THICK x CONT.	(4) #5 CONT. #4 HOOK DOWELS @ 24" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
CF-04	... WIDE x 10" THICK x CONT.	(2) #5 CONT. #4 HOOK DOWELS @ 32" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
F3	... SQ x 12" THICK FTG CONT. STRIP FOOTING	#4 @ 12" O.C. E.W. BOT MAT	PILE CAP BELOW
F4	... SQ x 12" THICK ISOLATED	#4 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOT MAT	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
F5	5'-... SQ x 14" THICK ISOLATED	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 6" O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
F6	6'-... SQ x 16" THICK ISOLATED	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 6" O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK
F7.5	7'-6" SQ x 18" THICK ISOLATED	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 4" O.C. BOT MAT	LEAN CONCRETE PAD (AS NEEDED) ON SOLID BEDROCK

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE (VERIFIED BASED ON FIELD CONDITIONS):
* ... IS MAX ELEV WHERE REQUIRED TO BEAR ON LEDGE @ BASEMENT = REF (97-0") = USGS 107.25
** NOTE: FOOTINGS BEARING ON LEDGE WILL LIKELY STEP TO ACHIEVE BEARING ON SOLID LEDGE DEPENDING ON SITE CONDITIONS

FOUNDATION LEGEND

1
1/5/16

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BUILD WITH CONFIDENCE
SI: 15-0036

STATE OF MAINE
AARON C JONES
No 10868
LICENSED PROFESSIONAL ENGINEER

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667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101

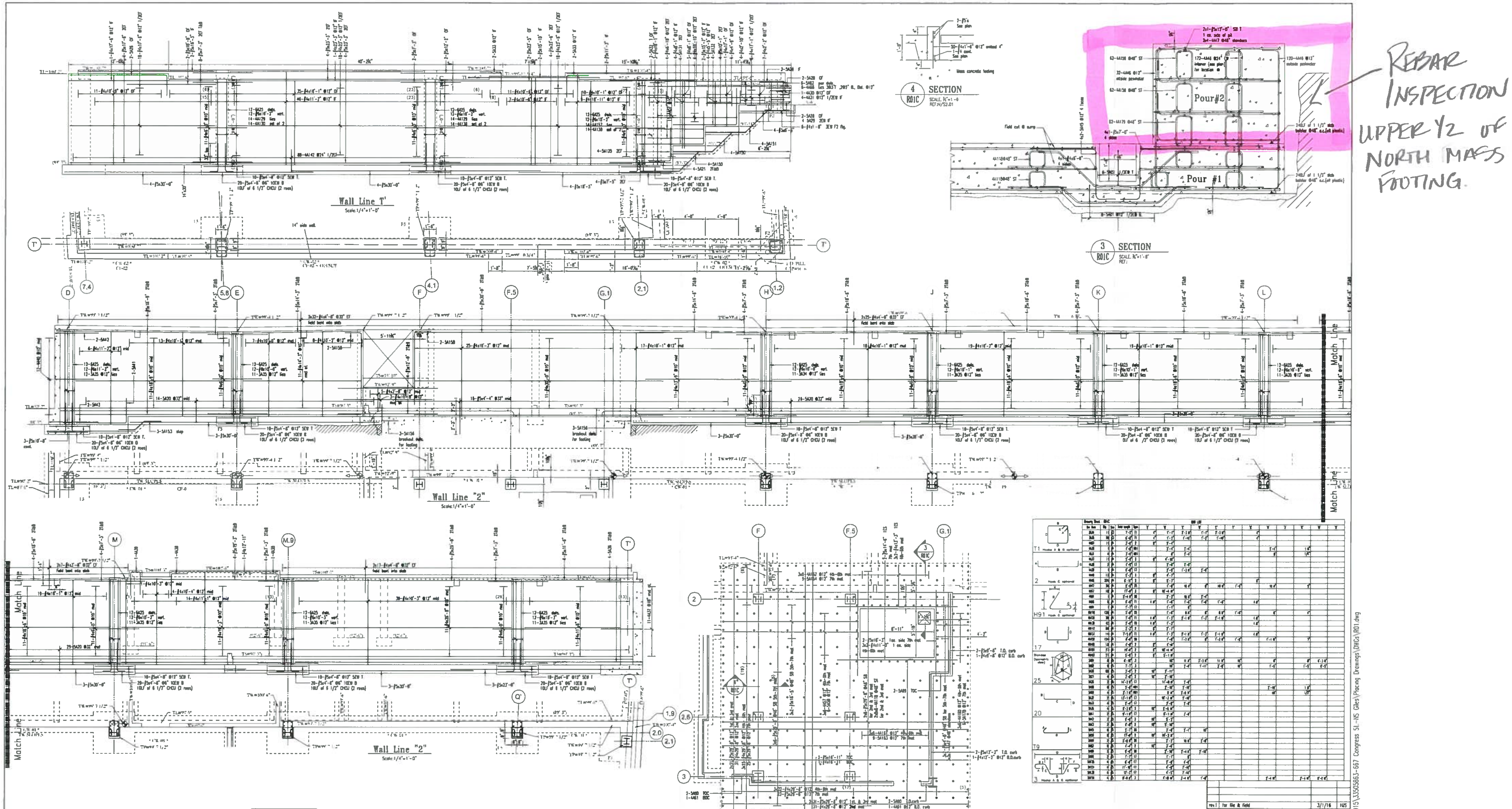
CONSULTANTS
STRUCTURAL:
Structural Integrity
77 Oak Street
Portland, ME 04101
207-774-4614

REVISIONS:
1. 1/5/16

DATE:	2 NOVEMBER 2015
PROJECT No.	1503
DRAWN BY	MKL
CHECKED BY	ACJ
SCALE	AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00



ALL MATERIAL ON THIS DRAWING SHALL BE ASTM A615 GRADE 60 U.N.O.

PLACING DRAWING APPROVAL AUTHORITY: VERIFICATION OF DIMENSIONS, DETAILS, ETC ARE REQUESTED WHERE INDICATED. IF EACH VERIFICATION IS NOT NOTED OTHERWISE, IT WILL BE ASSUMED TO BE CORRECT AS SHOWN.

Legend:

- IF Inside Face
- OF Outside Face
- NF Near Face
- FF Far Face
- EF Each Face
- V Vertical
- H Horizontal
- EW Each Way
- T Top
- SB Support Bars
- B/Bot Bottom
- MD Masonry Dwls

LAP CHART-U.N.O.

Size	TOP BARS ★	OTHER BARS
#11		
#10	[illegible]	[illegible]
#9		
#8	[illegible]	[illegible]
#7	[illegible]	[illegible]
#6	[illegible]	[illegible]
#5	[illegible]	[illegible]
#4	[illegible]	[illegible]
#3	[illegible]	[illegible]

★ -Top bars are horiz. bars with more than 12" of concrete cast below the bars.

No.	Description	Date	By
rev.1	for file & field	3/1/16	HJS
	for approval	1/22/16	HJS

Revisions and Issue Record

The full intent and purpose of this drawing is the placing of reinforcing steel bars ONLY. It is NOT to be used as a means of communication between the Architect, Engineer, Contractor or any other Sub-trades.

THIS DRAWING IS NOT TO BE SCALED.

DETAILED AT: SCARBOROUGH MAINE

Project: 667 Congress St. Portland, Me.

Drawing: Wall Line T, 2 & 6'-0" mass ftg Plan & Elevations

Customer: NS Giles Foundation

Engineer: Structural Integrity

Refer to Release:

Date	Drawn	Chkd.	JOB No.	Dwg. No.
1/22/16	HJS		33505863	R01C

W:\Herman 2015\33505863-667 Congress St.-NS Giles\Placing Drawings\DWGs\R01.dwg

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CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 607 CONGRESS ST. APARTMENTS PROJECT
Date: 03-31-2016
Client/Project #: CORDIA CAPITAL PROJECTS GROUP / 1565-001
Time: 9:15AM
General Contractor: PC CONSTRUCTION
Weather: SUNNY

Approved Documents Referenced: RSA - REVISED 01-05-16 & HARRIS REBAR 01-22-16
Document Sheets/Details Referenced: S1.00 & R01C
Placement Location: FOUNDATION WALL T/2 TO J/2

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

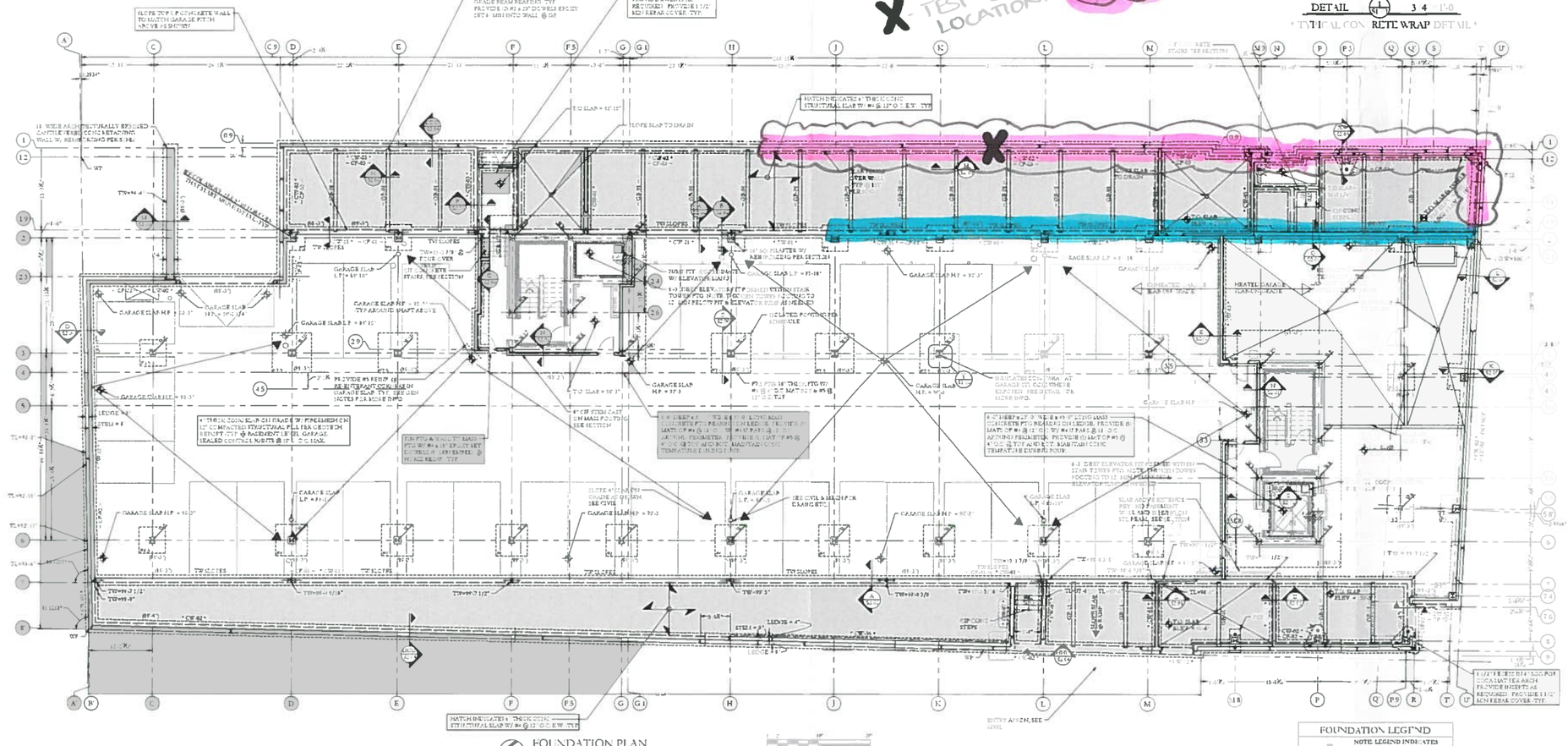
Other:

Observations were verbally reported to:
CHRIS ROTENHIZER / PC CONSTRUCTION

Construction Technologist:
Mari Sanders

Print Name/Title
MARI SANDERS / CONSTRUCTION TECH.

MSC



1565-007
667 CONGRESS ST
3/31/16
MBS

REBAR INSPECTION AREA

CONCRETE PLACEMENT LOCATION

X TEST CYL LOCATION

FOUNDATION PLAN

NOTES SCALE 1/8" = 1'-0"

1. SEE SHEET S1.00 + S1.01 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION
2. COORDINATE ALL THRU SLAB PLUMBING & CHASES ETC W/ ARCH AND MECHANICAL DRAWINGS -TYP
3. ALL ELEVATIONS BASED OFF REFERENCE ELEVATION 100'-0" EQUAL TO USGS [illegible]
4. COORDINATE ALL BASEMENT & GARAGE TOP OF SLAB/GRADING ELEVATIONS GRADING WITH CIVIL
5. TOP OF FOOTING INDICATED AS SUCH (XXX-XX") TYP
6. TOP OF SLAB INDICATES AS SUCH T/O SLAB = XXX' XX"
7. VERIFY TOP OF GARAGE SLAB W/ CIVIL TYP

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES
PC-1	1'-0" TYP EDGE OF PC TO CL PILE EDGE OF CONC PILE CAP CENTER OF PC = CENTER OF BLDG COL ABOVE -TYP CONC FILLED [illegible] STEEL PIPE PILE	#5 @ 6" O.C. E.W. TOP AND BOT. #4 U BARS @ 6" O.C. PERIMETER REINFORCING. PROVIDE #4 J-BARS VERTICAL TIES @ 12" O.C. -TYP. PILE CAP BEARS ON (3) 50 KIP PILES
PC-2	EDGE OF CONC PILE CAP CENTER OF PC = CENTER OF BLDG COL ABOVE CONC FILLED [illegible] STEEL PIPE PILE	(3) #5 LONG TOP AND BOT. W/ #4 @ 6" O.C. TRANS. #4 U BARS @ 6" O.C. PERIMETER REINFORCING. PROVIDE #4 J-BARS VERTICAL TIES @ 12" O.C. -TYP. PILE CAP BEARS ON (2) 50 KIP PILES.
GB-1	[illegible] WIDE x 16" DEEP GRADE BEAM	(4) #5 CONT. @ BOTTOM & (4) #4 CONT. @ TOP.

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
[illegible]	[illegible]	[illegible]	[illegible] RETAINING SOIL UNO
CW-02	18" WIDE x CONT.	(2) MATS #4 @ 12" O.C. E.W. ONE MAT EA. FACE	
CW-03	8" WIDE x CONT.	#4 @ 16" O.C. VERT. & #4 @ 16" O.C. HORIZ. MID DEPTH	TYPICAL SHALLOW FROST PROTECTED WALL
CW-04	10" WIDE x CONT.	#4 @ 16" O.C. VERT. E.F. & #4 @ 12" O.C. HORIZ. E.F.	
CW-05	24" WIDE x CONT.	(2) MATS #5 @ 12" E.W. PROVIDE (6) #5 BARS LONG @ TOP W/ HOOK ENDS. PROVIDE (2) #5 HOOK DOWELS @ 12" INTO FTG TO MATCH VERTICAL REINF. @ OUTSIDE FACE MATS	CONC WALL TO BE USED AS LATERAL FORCE RESISTING ELEMENT FROM BRACED TOWER ABOVE.
CW-06	20" WIDE x CONT.	#4 @ 16" O.C. VERT. E.F. & #4 @ 12" O.C. HORIZ. E.F.	
CW-07	12" WIDE x CONT.	#4 @ 12" O.C. E.W.	

NOTE:
1. ALL CONC WALLS SHALL HAVE MIN (2) #5 CONT. HORIZ. REINF. @ TOP & BOT -TYP UNO
2. ADDITIONAL REINFORCING IS ALSO INDICATED IN PLANS AND SECTION

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
CF-01	24" WIDE x 12" THICK x CONT.	(3) #5 CONT. -TYP. #5 HOOK DOWELS @ 12"	LEAN CONCRETE FILL (AS NEEDED) ON SOLID BEDROCK
CF-02	[illegible] WIDE x 12" THICK x CONT.	(4) #5 CONT. #4 HOOK DOWELS @ 24" O.C. PER SECTION	LEAN CONCRETE FILL (AS NEEDED) ON SOLID BEDROCK
CF-03	[illegible] WIDE x 12" THICK x CONT.	(4) #5 CONT. #4 HOOK DOWELS @ 24" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
CF-04	18" WIDE x 10" THICK x CONT.	(2) #5 CONT. #4 HOOK DOWELS @ 32" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
F2.5	[illegible] SQ x 12" THICK FTG CONT. WITH STRIP FOOTING	#4 @ 12" O.C. E.W. BOT MAT	PILE CAP BELOW
F4.5	[illegible] SQ x 12" THICK ISOLATED FTG	#4 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOT MAT	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER GEOTECH
F5	[illegible] SQ x 14" THICK ISOLATED FTG	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 6" O.C. BOT MAT	LEAN CONCRETE FILL (AS NEEDED) ON SOLID BEDROCK
F6	[illegible] SQ x 16" THICK ISOLATED FTG	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 6" O.C. BOT MAT	LEAN CONCRETE FILL (AS NEEDED) ON SOLID BEDROCK
F7.5	[illegible] SQ x 18" THICK ISOLATED FTG	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 4" O.C. BOT MAT	LEAN CONCRETE FILL (AS NEEDED) ON SOLID BEDROCK

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS
* TOP OF FOOTING MAY ELEV. WHERE REQUIRED TO BEAR ON LEDGE @ BASEMENT = REF (97-13) = USGS 107.25
** NOTE: FOOTINGS BEARING ON LEDGE WILL LIKELY STEP TO ACHIEVE BEARING ON SOLID LEDGE DEPENDING ON SITE CONDITIONS.

FOUNDATION LEGEND

1/5/16

Structural Integrity
SI 15-0038

STATE OF MAINE
AARON C JONES
No. 10868
LICENSED PROFESSIONAL ENGINEER

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667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE

CONSULTANTS

REVISIONS
1 1/5/16

DATE	2 NOVEMBER 2015
PROJECT No.	1503
DRAWN BY	MKL
CHECKED BY	ACJ
SCALE	AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

R. W. GILLESPIE & ASSOCIATES, INC.
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CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 1607 CONGRESS ST. APARTMENTS PROJECT Date: 04-01-2016

Client/Project #: CORDIA CAPITAL PROJECTS GROUP / 1565-001 Time: 12:10AM

General Contractor: PC CONSTRUCTION Weather: OVERCAST

Approved Documents Referenced: RSA REVISED 01-05-16 & HARRIS REBAR 01-22-16

Document Sheets/Details Referenced: S1.00 & R01B

Placement Location: FOUNDATION FOOTING K-J/7 TO F/7

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

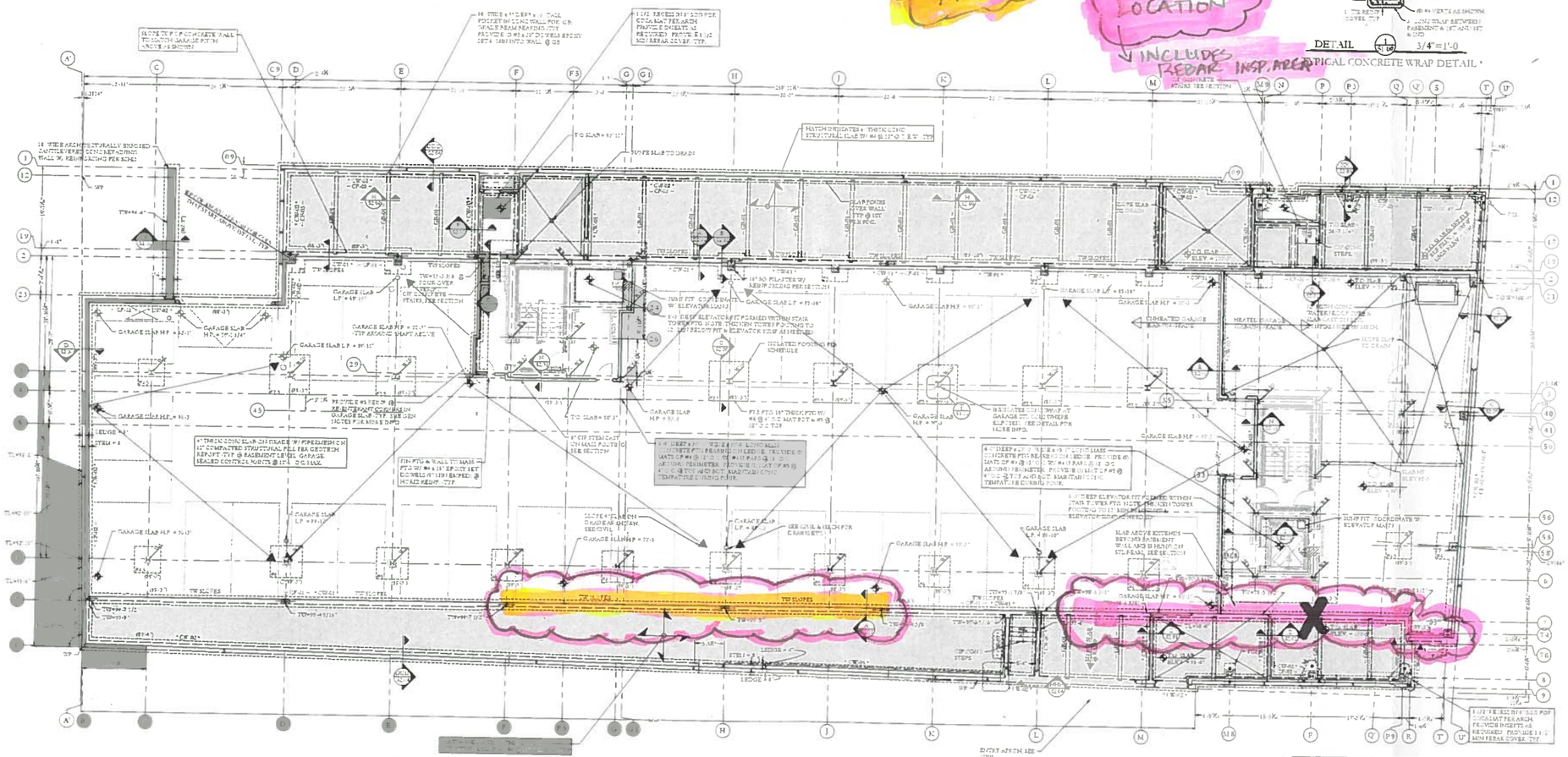
Other:

Observations were verbally reported to:
CHRIS RODENHIZER / PC CONSTRUCTION

Construction Technologist:
Mary Sanders

Print Name/Title
MARY SANDERS / CONSTRUCTION TECH

1565-001
667 CONGRESS ST
4/1/16
MTG


X. TEST CYL. LOCATION.

REBAR INSPECTION AREA

CONCRETE PLACEMENT LOCATION
INCLUDES REBAR INSP. AREA

FOUNDATION PLAN

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES
[illegible]	[illegible]	[illegible]

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
[illegible]	[illegible]	[illegible]	[illegible]

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
[illegible]	24" WIDE x 12" THICK x CONT	[illegible]	LEAN CONCRETE PAD AS NEEDED ON SOLID BEDROCK
[illegible]	[illegible]	[illegible] #4 HOOK DOWELS @ 24" O.C. PER SECTION	LEAN CONCRETE PAD AS NEEDED ON SOLID BEDROCK
[illegible]	[illegible]	[illegible] CONT. #4 HOOK DOWELS @ 24" O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER SECTION
[illegible]	[illegible]	[illegible] CONT. #4 HOOK DOWELS @ [illegible] O.C. PER SECTION	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER SECTION
F10	[illegible] WITH STEP FOOTING	#4 @ 12" O.C. E.W. BOT MAT	PILE CAP BELOW
F13	[illegible] ISOLATED FTG	#4 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOT MAT	GLACIAL TILL OR COMPACTED STRUCTURAL FILL ON GLACIAL TILL PER SECTION
F5	[illegible] ISOLATED FTG	[illegible] E.W. TOP MAT & #5 @ [illegible] O.C. BOT MAT	LEAN CONCRETE PAD AS NEEDED ON SOLID BEDROCK
[illegible]	[illegible] ISOLATED FTG	[illegible] E.W. TOP MAT & #5 @ [illegible] O.C. BOT MAT	LEAN CONCRETE PAD AS NEEDED ON SOLID BEDROCK
[illegible]	[illegible] ISOLATED FTG	[illegible] E.W. TOP MAT & #5 @ [illegible] O.C. BOT MAT	LEAN CONCRETE PAD AS NEEDED ON SOLID BEDROCK

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE (VERIFIED BASED ON FEILD CONDITIONS)

FOUNDATION LEGEND

Structural Integrity
Consulting Engineers, Inc.
BUILD WITH CONFIDENCE

1
1/5/16

STATE OF MAINE
AARON C JONES
No 10868

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667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE

CONSULTANTS

REVISIONS
1. 1/5/16

DATE: 2 NOVEMBER 2015
PROJECT No. 1503
DRAWN BY MKL
CHECKED BY ACJ
SCALE AS NOTED
SHEET TITLE
FOUNDATION PLAN

S1.00

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CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 667 CONGRESS ST APARTMENTS PROJECT Date: 04-06-2016

Client/Project #: CORDIA CAPITAL PROJECTS GROUP / 1565-001 Time: 3:45PM

General Contractor: PC CONSTRUCTION Weather: OVERCAST

Approved Documents Referenced: RSA REVISED 01-05-16 & HARRIS REBAR 1-22-16

Document Sheets/Details Referenced: S1.00, R01B, R01C

Placement Location: WALL T/2 TO J-K/2, WALL L-M/7 TO G-H/7 & FOOTING F/7 TO C/7

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: _____

Observations were verbally reported to:

PC CONSTRUCTION

Construction Technologist:

Mary Sanders

Print Name/Title

MARY SANDERS / CONSTRUCTION TECH.

MS

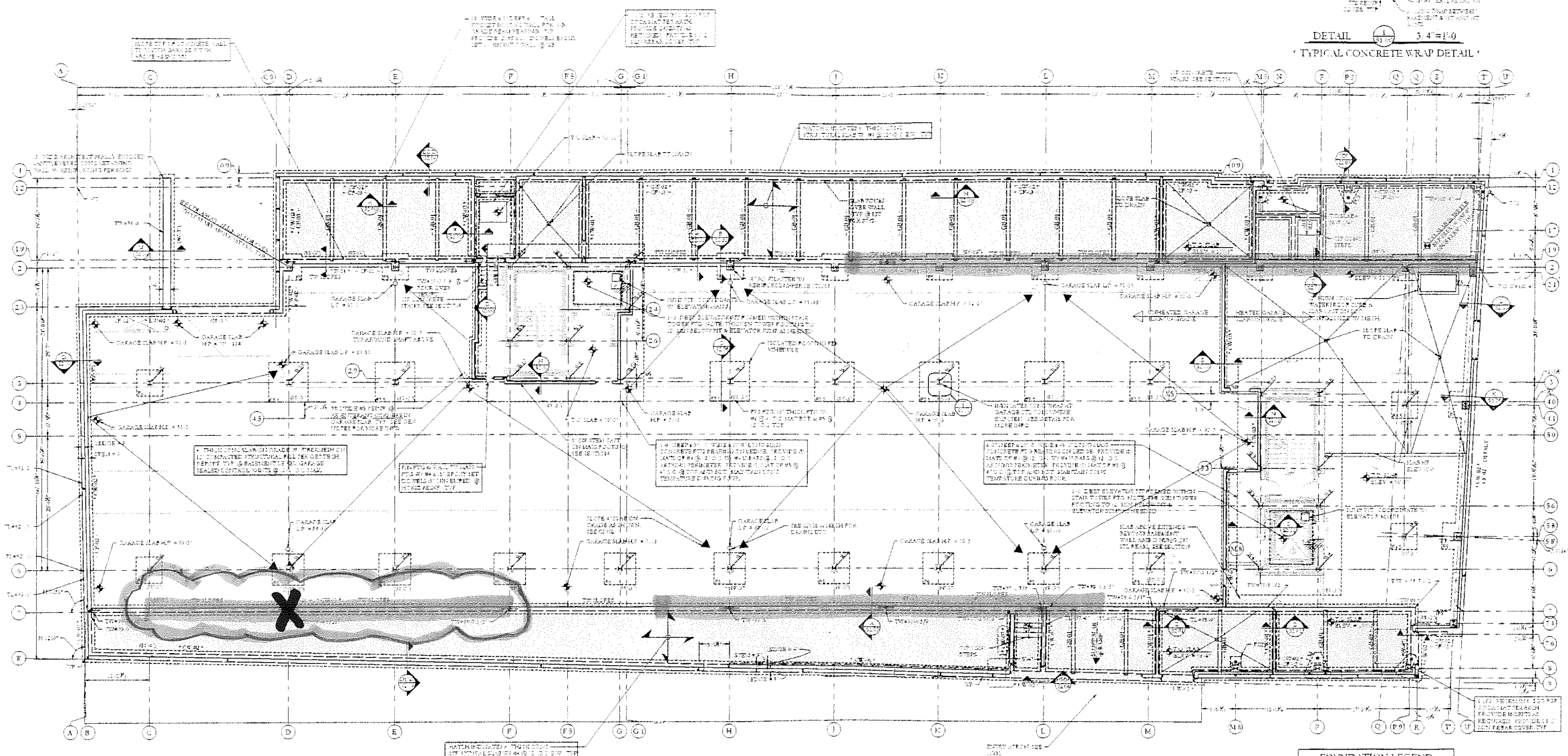
1565-001
667 CONGRESS ST.
4/6/16
MBS

X TEST OIL LOCATION

CONCRETE PLACEMENT AREA

REBAR INSPECTION AREA

DETAIL 1/S1 3/4"=1'-0
" TYPICAL CONCRETE WRAP DETAIL "



FOUNDATION PLAN

SCALE: 1/8"=1'-0"

NOTES

1. SEE SHEET S1.1 FOR GENERAL FOUNDATION NOTES AND ADDITIONAL INFORMATION.
2. COORDINATE ALL CONCRETE PLACEMENT WITH ARCHITECTURAL DRAWINGS.
3. ALL SLAB ELEVATIONS ARE APPROXIMATE ELEVATIONS. SEE SLOPING DETAILS.
4. COORDINATE ALL PENETRATIONS THROUGH CONCRETE WITH ALL TRADES.
5. SEE SHEET S1.1 FOR TYPICAL FOOTING DETAILS.
6. SEE SHEET S1.1 FOR TYPICAL SLAB ON GRADE DETAILS.
7. SEE SHEET S1.1 FOR TYPICAL WALL DETAILS.

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE: 1/8"=1'-0"	NOTES

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE CERTIFIED BASED ON FIELD CONDITIONS.

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN, PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS.

SECTION

ELEVATION

INDICATES FACE OF CONCRETE

INDICATES FACE OF CONCRETE BLOCK

INDICATES FACE OF CONCRETE BLOCK, GLUE AND DOWEL TO SLAB

INDICATES FACE OF CONCRETE

STEEL LINTEL

INDICATES FACE OF CONCRETE BLOCK, GLUE AND DOWEL TO SLAB

INDICATES FACE OF CONCRETE

CONCRETE WALL OVER FOOTING

CONCRETE WALL OVER FOOTING WITH KEY

CONCRETE WALL OVER FOOTING WITH STEPPED FOOTING

CONCRETE WALL OVER FOOTING WITH SLOPED FOOTING

CONCRETE WALL OVER FOOTING WITH KEY AND STEPPED FOOTING

CONCRETE WALL OVER FOOTING WITH KEY AND SLOPED FOOTING

1 DETAIL 1/S1.1

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BUILDING CONSULTANT
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STATE OF MAINE
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Yarmouth, ME 04096

REVISIONS
1. 1/15/16

DATE	4 NOVEMBER 2015
PROJECT No.	1525
DRAWN BY	MKL
CHECKED BY	RCJ
SCALE	AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 607 CONGRESS ST APARTMENTS PROJ. Date: 04-07-2016

Client/Project #: CORDISH CAPITAL PROJECTS GROUP / 15165-001 Time: 9:00AM

General Contractor: PC CONSTRUCTION Weather: OVERCAST

Approved Documents Referenced: RSA REVISED 01/05/16 & HARRIS REBAR 01/22/16

Document Sheets/Details Referenced: S1.00 & ROIC

Placement Location: FOOTING J/2 TO G/2

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other:

Observations were verbally reported to:
PC CONSTRUCTION

Construction Technologist:
Mary Sanders

Print Name/Title
MARY SANDERS / CONSTRUCTION TECH.

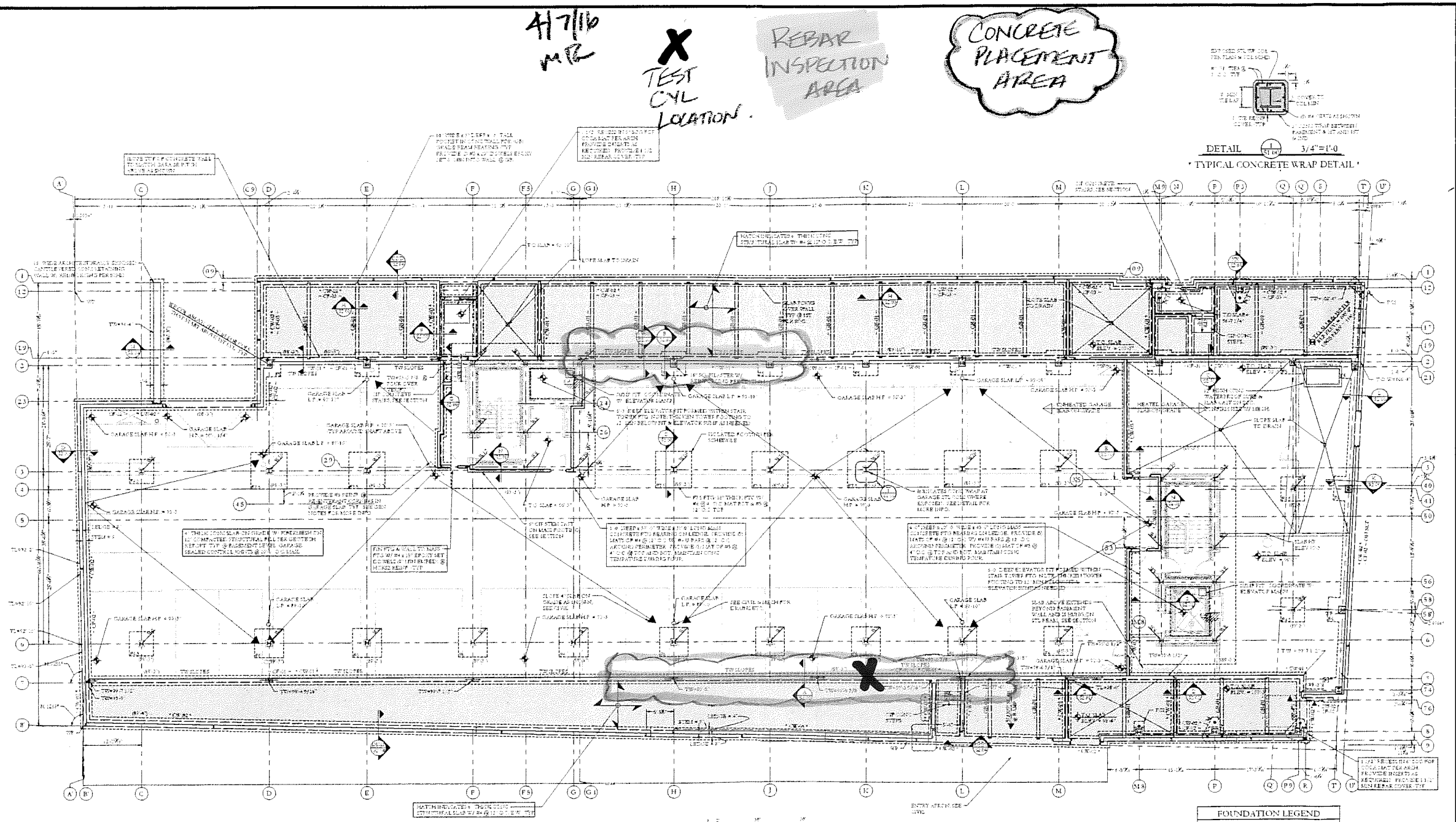
1565-001
667 CONGRESS ST

4/7/16
MR

X TEST CYL LOCATION.

REBAR INSPECTION AREA

CONCRETE PLACEMENT AREA



DETAIL 3/4"=1'-0
" TYPICAL CONCRETE WRAP DETAIL "

FOUNDATION PLAN

SCALE: 1/8"=1'-0"

NOTES:
1. SEE SHEET S0.01 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL SPECIFICATIONS.
2. LOCATE STATE ALL OVERHANGS DIMENSION CHANGES ETC. AT ALL PLATE AND DECK RELEASE LOCATIONS TYP.
3. ALL ELEVATIONS TO BASE ON PERIMETER ELEVATIONS U.N.O. SECTION NOTES.
4. COORD. STATE ALL PARAPET & RANGE TOP OF SLAB GRADING ELEVATIONS GRADING WITH CIVIL
5. TOP OF FOOTING ELEVATIONS TYP.
6. TOP OF SLAB ELEVATIONS TYP. TOP SLAB U.N.O. TYP.
7. TOP OF TOP OF GARAGE SLAB TYP. U.N.O. TYP.

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES
PC1		
PC2		
PC3		

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
CW1	12" WALL U.N.O.		
CW2	14" WALL U.N.O.		
CW3	16" WALL U.N.O.		
CW4	24" WALL U.N.O.		
CW5	24" WALL U.N.O.		
CW6	24" WALL U.N.O.		

NOTE:
1. ALL CONCRETE WALLS SHALL HAVE (1) #5 VERT. DOWEL @ 24" O.C. MAX. TYP. U.N.O.
2. ADDITIONAL REINFORCING AS INDICATED IN PLAN AND/OR SECTION

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
F1	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F2	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F3	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F4	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F5	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F6	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F7	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F8	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F9	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F10	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F11	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F12	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F13	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F14	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F15	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F16	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F17	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F18	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F19	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F20	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F21	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F22	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F23	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F24	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F25	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F26	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F27	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F28	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F29	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F30	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F31	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F32	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F33	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F34	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F35	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F36	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F37	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F38	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F39	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F40	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F41	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F42	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F43	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F44	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F45	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F46	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F47	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F48	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F49	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F50	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F51	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F52	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F53	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F54	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F55	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F56	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F57	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F58	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F59	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F60	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F61	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F62	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F63	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F64	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F65	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F66	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F67	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F68	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F69	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F70	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F71	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F72	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F73	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F74	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F75	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F76	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F77	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F78	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F79	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F80	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F81	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F82	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F83	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F84	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F85	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F86	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F87	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F88	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F89	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F90	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F91	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F92	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F93	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F94	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F95	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F96	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F97	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F98	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F99	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL
F100	24" WIDE x 12" THICK U.N.O.	(3) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL OR ENGINEERED CONTROLLED FILL

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS.

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLANS, PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS.

SECTION MARK
PLAN MARK
INDICATES FACE OF CONCRETE WALL
INDICATES FACE OF CMU WALL
STEM LENGTH
INDICATES FACE OF CONCRETE STEM (BELOW WITH SLAB PLATE OVER)
INDICATES FACE OF CMU STEM
INDICATES STEP IN TRAIL OR LEDGE ABOVE (TYP. WITH LOWER LEVEL)
INDICATES FOUNDATION FURTHER THAN SHOWN (TYP. OF WALLS, FOOTINGS & SLAB EDGES AT EXTERIOR CONDITIONS)

1/8"=1'-0"

Structural Integrity

BUILD WITH CONFIDENCE

ST 15-0035

RSA
RYAN SENATORE ARCHITECTURE
142 CHESTNUT STREET
PORTLAND, MAINE 04101
207.879.0168

CONSULTANTS

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f: 949.336.6436
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207.856.0277

ELECTRICAL
Sebago Technics
75 John Roberts Road
Suite 4A
South Portland, ME 04106
207.856.0277

REVISIONS
1. 1/5/16

DATE: 2 NOVEMBER 2015
PROJECT No. 1503
DRAWN BY MKL
CHECKED BY ACJ
SCALE AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

STATE OF MAINE
AARON C. JONES
No. 10668
REGISTERED
PROFESSIONAL ENGINEER
DEC 15
© 2015 RYAN SENATORE ARCHITECTURE

667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 1661 CONGRESS ST APARTMENTS PROJECT Date: 04-08-2016

Client/Project #: CORDISH CAPITAL PROJECTS GROUP / 15165-001 Time: 10:30AM

General Contractor: PC. CONSTRUCTION Weather: SUN/CLOUD/WIND

Approved Documents Referenced: RSA REV. 01-05-2016 & HARRIS REBAR 01-22-16

Document Sheets/Details Referenced: S1.00, R01C, R01D

Placement Location: FOOTINGS J-H/1 TO E/1 & F/2 TO E/2

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other:

Observations were verbally reported to:
PC CONSTRUCTION

Construction Technologist:
Mary Saunders

Print Name/Title
MARY SAUNDERS/CONSTRUCTION TECH

1565-001
667 CONGRESS ST.
4/8/16
MKS

REBAR INSPECTION

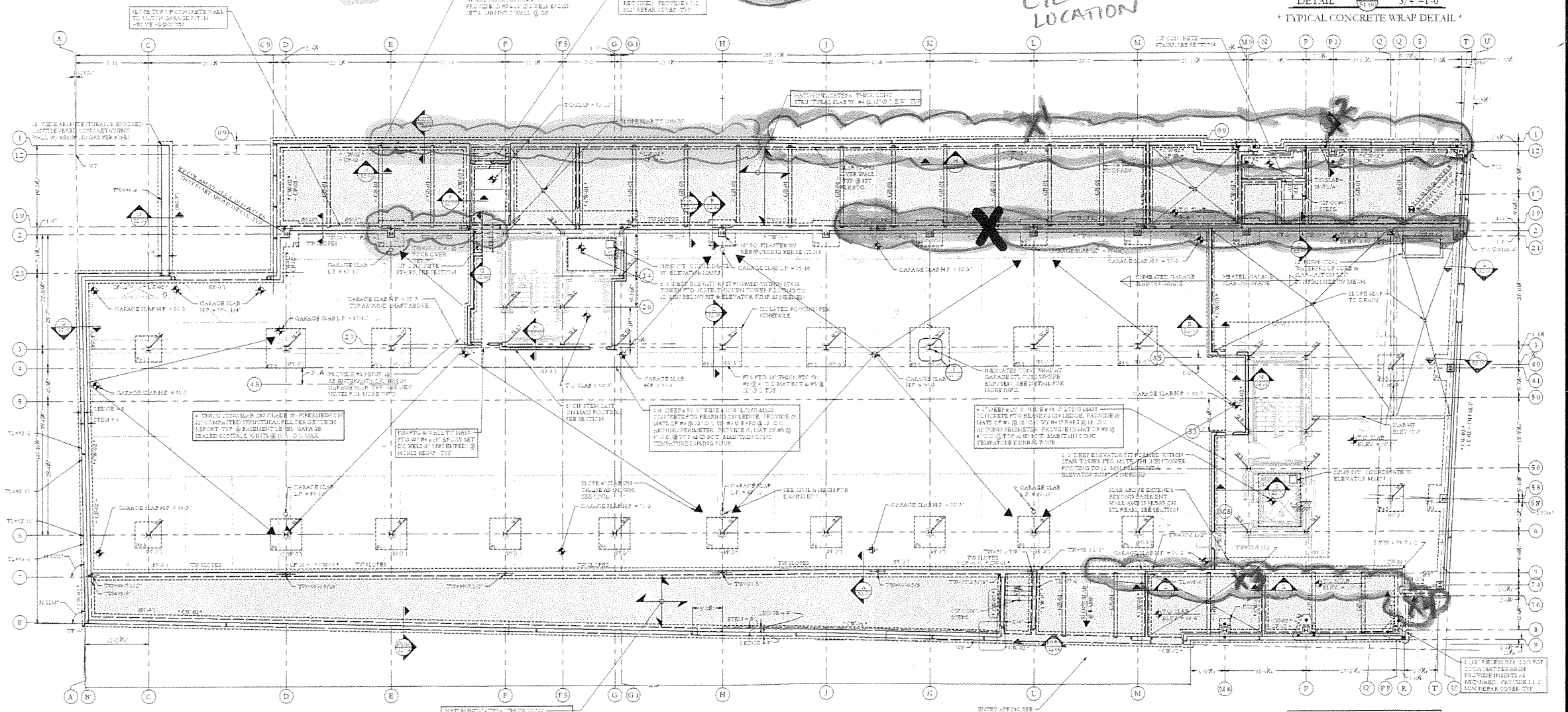
CONCRETE PLACEMENT AREA

HIGH DENSITY AREA - EXTERIOR WALLS

X - TEST CYL LOCATION

DETAIL 1 (S1.00) 3/4"=1'-0

* TYPICAL CONCRETE WRAP DETAIL *



FOUNDATION PLAN

SCALE: 1/8"=1'-0"

NOTES:
1. SEE SHEET S1.10 + S1.11 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION.
2. FOOTPRINTS ARE TYPICALLY SHOWN FOR ALL CONCRETE WALLS AND FOOTINGS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
3. ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION (100'-0") RELATIVE TO MEAN SEA LEVEL.
4. CONCRETE SLAB ELEVATIONS & CHANGES TYP. OF SLABS SHOWN ON SLAB PATTERN DRAWINGS WITH CIVIL.
5. TOP OF FOOTING INDICATES ADJUSTED ELEVATIONS TYP.
6. TYP. SLAB PENETRATIONS UP TO 6" DIA. ARE NOT SHOWN.
7. REFER TO CIVIL FOR GARAGE SLAB TRENCH DRAIN DETAILS.

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL	SCALE 1/8"=1'-0"	NOTES
PC1			
PC2			
PC3			

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
CW1	12" WALL	#4 @ 12" O.C. VERT. EF	EXTERIOR WALL WRAP AT BASEMENT TO GARAGE RETAINING WALL
CW2	12" WALL	#5 @ 12" O.C. VERT. EF	
CW3	8" WALL	#4 @ 12" O.C. VERT. EF	INTERNAL SHEAR WALL AT ELEVATOR PIT, TYP.
CW4	10" WALL	#4 @ 12" O.C. VERT. EF	
CW5	24" WALL	#4 @ 12" O.C. VERT. EF & #4 @ 12" O.C. HORIZ. EF	
CW6	12" WALL	#5 @ 12" O.C. VERT. EF & #4 @ 12" O.C. HORIZ. EF	
CW7	10" WALL	#4 @ 12" O.C. VERT. EF & #4 @ 12" O.C. HORIZ. EF	

NOTE:
1. ALL CONCRETE WALLS SHALL HAVE MIN. (2) #5 LIGHT HOUSE DOWELS @ TOP & BOT. TYP. U.N.O.
2. SEE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
F1	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP, #5 HOOKS @24" O.C. FOR CONTINUITY	4" MIN. CONCRETE FOR ALL FOOTINGS ON SOLID BEDROCK
F2	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP, #5 HOOKS @24" O.C. FOR CONTINUITY	4" MIN. CONCRETE FOR ALL FOOTINGS ON SOLID BEDROCK
F3	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP, #5 HOOKS @24" O.C. FOR CONTINUITY	STEPPED FILL OF CONCRETE OVER SOLID BEDROCK
F4	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP, #5 HOOKS @24" O.C. FOR CONTINUITY	STEPPED FILL OF CONCRETE OVER SOLID BEDROCK
F5	24" WIDE x 12" THICK CONT. WITH STEP FOOTING	#4 @ 12" O.C. EW EF TOP & BOT.	FILL OF CONCRETE
F6	24" WIDE x 12" THICK CONT. WITH STEP FOOTING	#4 @ 12" O.C. EW EF TOP & BOT.	FILL OF CONCRETE
F7	24" WIDE x 12" THICK CONT. FTG	#4 @ 12" O.C. EW EF TOP & BOT. & #5 @ 24" O.C. BOTTOM	STEPPED FILL OF CONCRETE OVER SOLID BEDROCK
F8	24" WIDE x 12" THICK CONT. FTG	#5 @ 12" O.C. EW EF TOP & BOT. & #5 @ 24" O.C. BOTTOM	CONCRETE FILL OF BEDROCK OVER SOLID BEDROCK
F9	24" WIDE x 12" THICK CONT. FTG	#5 @ 12" O.C. EW EF TOP & BOT. & #5 @ 24" O.C. BOTTOM	CONCRETE FILL OF BEDROCK OVER SOLID BEDROCK
F10	24" WIDE x 12" THICK CONT. FTG	#4 @ 12" O.C. EW EF TOP & BOT. & #5 @ 24" O.C. BOTTOM	STEPPED FILL OF CONCRETE OVER SOLID BEDROCK

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS

* TOP OF FOOTING ELEVATION MAY BE ADJUSTED TO REMAIN WITHIN 4'-0" OF ADJACENT FOOTING ELEVATION

** NOTE: FOOTINGS BEARING ON LEDGE OR WALL UNDER ATTY. & OWNER'S REVIEW OF FOOTING DESIGN AND ADJUSTMENTS AS NEEDED

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINE TYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN. PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS.

SECTION SHOW
PLAN SHOW

- INTERIOR FACE OF CONC. WALL
- INTERIOR FACE OF CONC. STEM & LEDGE WITH LEDGE BEYOND
- INTERIOR FACE OF CONC. STEM & LEDGE WITH LEDGE BEYOND
- EXTERIOR FACE OF CONC. FTG
- CONCRETE STEM WALL OR LEDGE ALONG SIDE WITH LOWER SLAB
- EXTERIOR INDICATES EXPOSURE OF WALL FROM GRADE TO SLAB ABOVE, TYP. U.N.O.

1/8"=1'-0"

1 (S1.00) 1/5/16

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BUILD WITH CONFIDENCE

SI 15-0035

STATE OF MAINE
MARON C. JONES
No. 10068
REGISTERED
PROFESSIONAL ENGINEER
Oct. 31
2016

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CONSULTANTS
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Portland, ME 04101
(207) 774-4414

REVISIONS
1, 1/5/16

DATE: 2 NOVEMBER 2015
PROJECT No. 1520
DRAWN BY MKS
CHECKED BY ACJ
SCALE AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 667 CONGRESS ST APARTMENTS PROJECT Date: 04-13-2016

Client/Project #: CORDISH CAPITAL PROJECTS GROUP / 15165-001 Time: 10:35AM

General Contractor: PC CONSTRUCTION Weather: SUNNY

Approved Documents Referenced: RSA REV 01-05-16 & HARRIS REBAR 01-22-16

Document Sheets/Details Referenced: S1.00, R01B, R01C

Placement Location: WALLS H-J/7 TO C/7 AND K-J/2 TO E/2

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: _____

Observations were verbally reported to:

PC CONSTRUCTION

Construction Technologist:

Mary Sanders

Print Name/Title

MARY SANDERS/CONSTRUCTION TECH

MKG

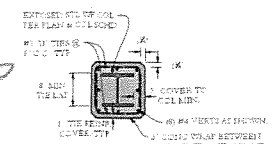
1565-001
667 CONGRESS ST,
4/13/14

REBAR INSPECTION & CONCRETE PLACEMENT AREAS

X - TEST CYL. LOCATION

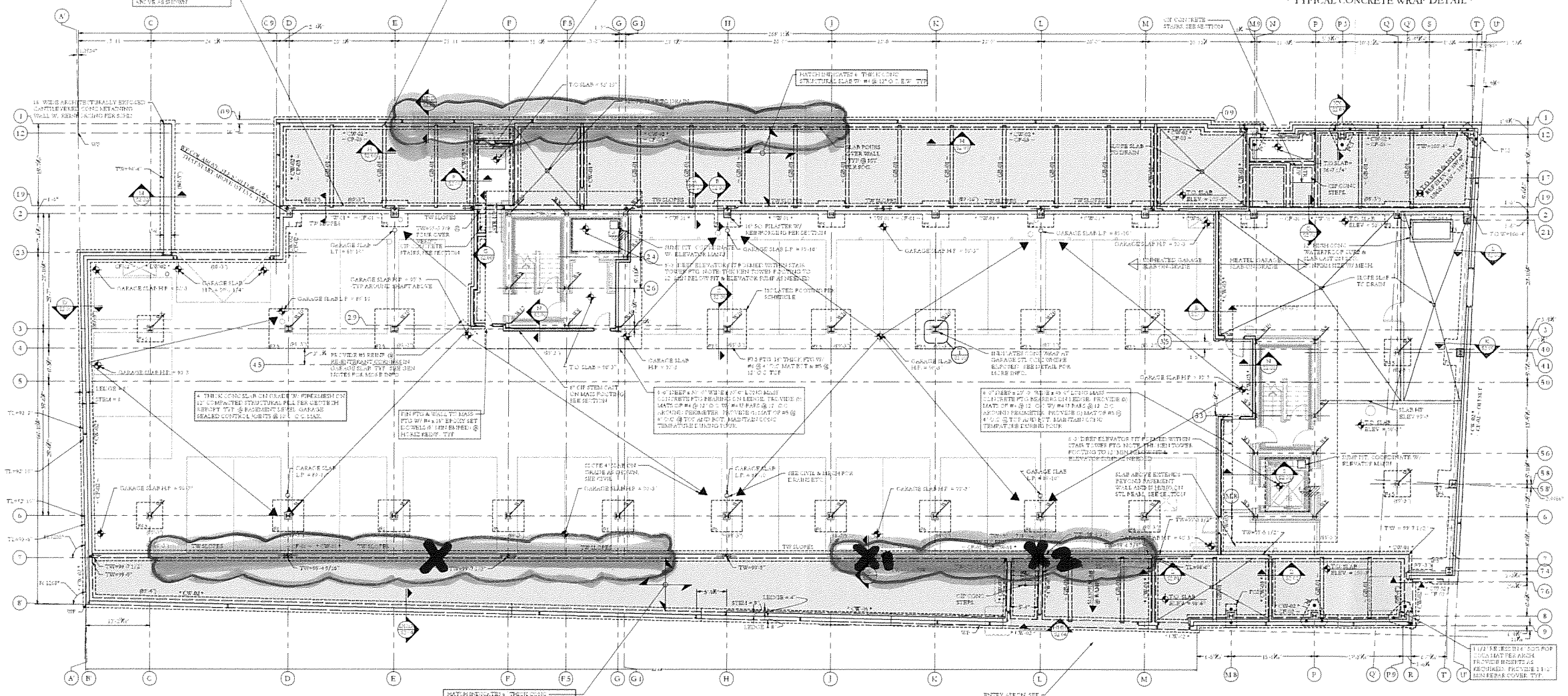
DENSITY AREA

X1
X2
> TEST LOCATIONS



DETAIL 1/S1.00 3/4"=1'-0

* TYPICAL CONCRETE WRAP DETAIL *



PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES
PC1	1-#5 T&B EDGE OF PILE CAP TYP. CENTER OF PILE (TYP.) CONC. FILLED 16STP STEEL PIPE PILE	(8) @ 12" O.C. E.W. TOP AND BOT. OF PILE CAP (4) #5 PERIMETER REINFORCING. PROVIDE #4 SPIRAL VERTICAL TIES @ 12" O.C. TYP. PILE CAP REINF. EXTENDS INTO PILES
PC2	EDGE OF CONC. PILE CAP 2'-0" CENTER OF PIPE = CENTER OF PILE CONC. ABOVE CONC. FILLED 16STP STEEL PIPE PILE	(5) #5 U-STIRUPS TOP AND BOT. @ 12" O.C. E.W. TRANS. (6) #5 BARS @ 6" O.C. PERIMETER REINFORCING. PROVIDE #4 SPIRAL VERTICAL TIES @ 12" O.C. TYP. PILE CAP REINF. EXTENDS INTO PILES
GB1	12" WIDE x 12" DEEP GRADE BEAM	(4) #5 CONT. @ BOTTOM (2) #5 CONT. @ TOP #3 @ 12" O.C. CLOSED STIRRUPS

FOUNDATION PLAN

SCALE: 1/8"=1'-0"

NOTES:
1. SEE SHEET S1.01 + S1.02 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION
2. CONCRETE SLAB ALL THRU SLAB FOUNDATION INSULATION ETC. SEE ARCHITECTURAL DRAWINGS - TYP.
3. ALL ELEVATIONS BASED OFF REFERENCE ELEVATION (100') - EQUAL TO 0.00 SLAB
4. CONSTRUCT ALL PARAPET & GARAGE TOP OF SLAB DRAINS ELEVATIONS GRADING WITH CIVIL
5. TOP OF FOOTING ELEVATIONS AS SHOWN (CONCEPTUAL) - TYP.
6. TOP OF PILE ELEVATIONS AT 0.00 SLAB = 100.00 NO
7. VERIFY TOP OF GARAGE SLAB W/ CIVIL - TYP.

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
CONC-1	10" WALL (TYP.)	#4 @ 12" VERT. & #4 @ 16" HORIZ. (EF) TYP.	TYPICAL EXTERIOR WALL
CONC-2	12" WALL	(2) #4 @ 12" O.C. E.W. (CE)	RETAINING ZONE ONLY
CONC-3	8" WALL	#4 @ 18" O.C. VERT. & #4 @ 12" O.C. HORIZ. (EF)	TYPICAL INTERIOR PARTY WALL
CONC-4	10" WALL	#4 @ 18" O.C. VERT. EF & #4 @ 12" O.C. HORIZ. EF	
CONC-5	24" WALL	(2) #4 @ 18" O.C. VERT. EF & #4 @ 12" O.C. HORIZ. EF	(2) #4 @ 12" O.C. VERT. EF WITH HOOKED BARS AT TOP AND BOTTOM
CONC-6	25" WALL	#4 @ 18" O.C. VERT. EF & #4 @ 12" O.C. HORIZ. EF	
CONC-7	12" WALL	#4 @ 12" O.C. E.W.	

NOTE:
1. ALL CONCRETE WALLS SHALL BE REINFORCED @ 45 DEGREE MINIMUM @ CORNERS - TYP.
2. ADDITIONAL REINFORCING TO BE ADDED AT OPENINGS AS DETAILED

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
CF-1	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP AND BOT. (3) #5 @ 12" O.C. TRANS.	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL
CF-1.1	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP AND BOT. (3) #5 @ 12" O.C. TRANS.	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL
CF-1.2	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP AND BOT. (3) #5 @ 12" O.C. TRANS.	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL OR CLASS A GRAVEL FILL
CF-1.3	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP AND BOT. (3) #5 @ 12" O.C. TRANS.	CLASS A GRAVEL FILL OR COMPACTED STRUCTURAL FILL OR CLASS A GRAVEL FILL
CF-1.4	24" WIDE x 12" THICK CONT.	(2) #5 CONT. TOP AND BOT. (3) #5 @ 12" O.C. TRANS.	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL OR CLASS A GRAVEL FILL
FP1.0	24" SQUARE THICKENED FOOTING WITH STEP FOOTING	#5 @ 12" O.C. E.W. TOP MAT & BOT. @ 12" O.C. BOTTOM MAT	UNDISTURBED NATURAL SOIL OR CLASS A GRAVEL FILL
FP1.1	4'-0" x 4'-0" THICKENED SQUARE FTG.	#5 @ 12" O.C. E.W. TOP MAT & BOT. @ 12" O.C. BOTTOM MAT	CLASS A GRAVEL FILL OR COMPACTED STRUCTURAL FILL OR CLASS A GRAVEL FILL
FP2	5'-0" x 5'-0" THICKENED SQUARE FTG.	#5 @ 12" O.C. E.W. TOP MAT & BOT. @ 12" O.C. BOTTOM MAT	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL
FP3	6'-0" x 6'-0" THICKENED SQUARE FTG.	#5 @ 12" O.C. E.W. TOP MAT & BOT. @ 12" O.C. BOTTOM MAT	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL
P1	8'-0" x 8'-0" x 3'-0" THICKENED SQUARE FTG.	#5 @ 12" O.C. E.W. TOP MAT & BOT. @ 12" O.C. BOTTOM MAT	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL
P2	8'-0" x 8'-0" x 3'-0" THICKENED SQUARE FTG.	#5 @ 12" O.C. E.W. TOP MAT & BOT. @ 12" O.C. BOTTOM MAT	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL
P3	10'-0" x 10'-0" x 3'-0" THICKENED SQUARE FTG.	#5 @ 12" O.C. E.W. TOP MAT & BOT. @ 12" O.C. BOTTOM MAT	UNDISTURBED NATURAL SOIL OR ENGINEERED STRUCTURAL FILL

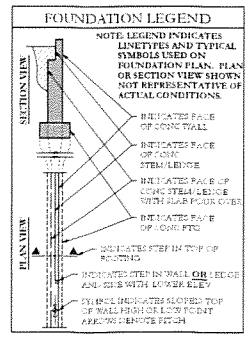
APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS)

* TOP OF FOOTING LOWERED WHERE REQUIRED TO FIELD VERIFIED @ PARAPET = SEE SHEET S1.01 + S1.02 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION

** NOTE: FOOTINGS BEARING ON LEDGE WILL LIKELY STEP TO ACHIEVE BEARING ON SOUND LEDGE DEPENDING ON ACTUAL LEDGE CONDITIONS

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN, PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS.



1/S1.00 1/5/16

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BUILD WITH CONFIDENCE

SI 15-0038

STATE OF MAINE
AARON C JONES
No 10958
REGISTERED PROFESSIONAL ENGINEER
Oct 15

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667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

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207-774-4614

REVISIONS:
1. 1/5/16

DATE:	2 NOVEMBER 2015
PROJECT No.	1503
DRAWN BY	MKL
CHECKED BY	ACJ
SCALE	AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

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Corporate Office
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Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 601 CONGRESS ST APARTMENTS PROJECT Date: 04-14-2016

Client/Project #: CORDIA CAPITAL PROJECTS GROUP / 15165-001 Time: 7:35AM

General Contractor: PC CONSTRUCTION Weather: SUNNY

Approved Documents Referenced: RSA 01-05-16 & HARRIS REBAR 01-22-16

Document Sheets/Details Referenced: S1.00 & R01A

Placement Location: R/7.6 TO R/8 TO M.8/8

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: _____

Observations were verbally reported to:
PC CONSTRUCTION

Construction Technologist:
Mary Sanders

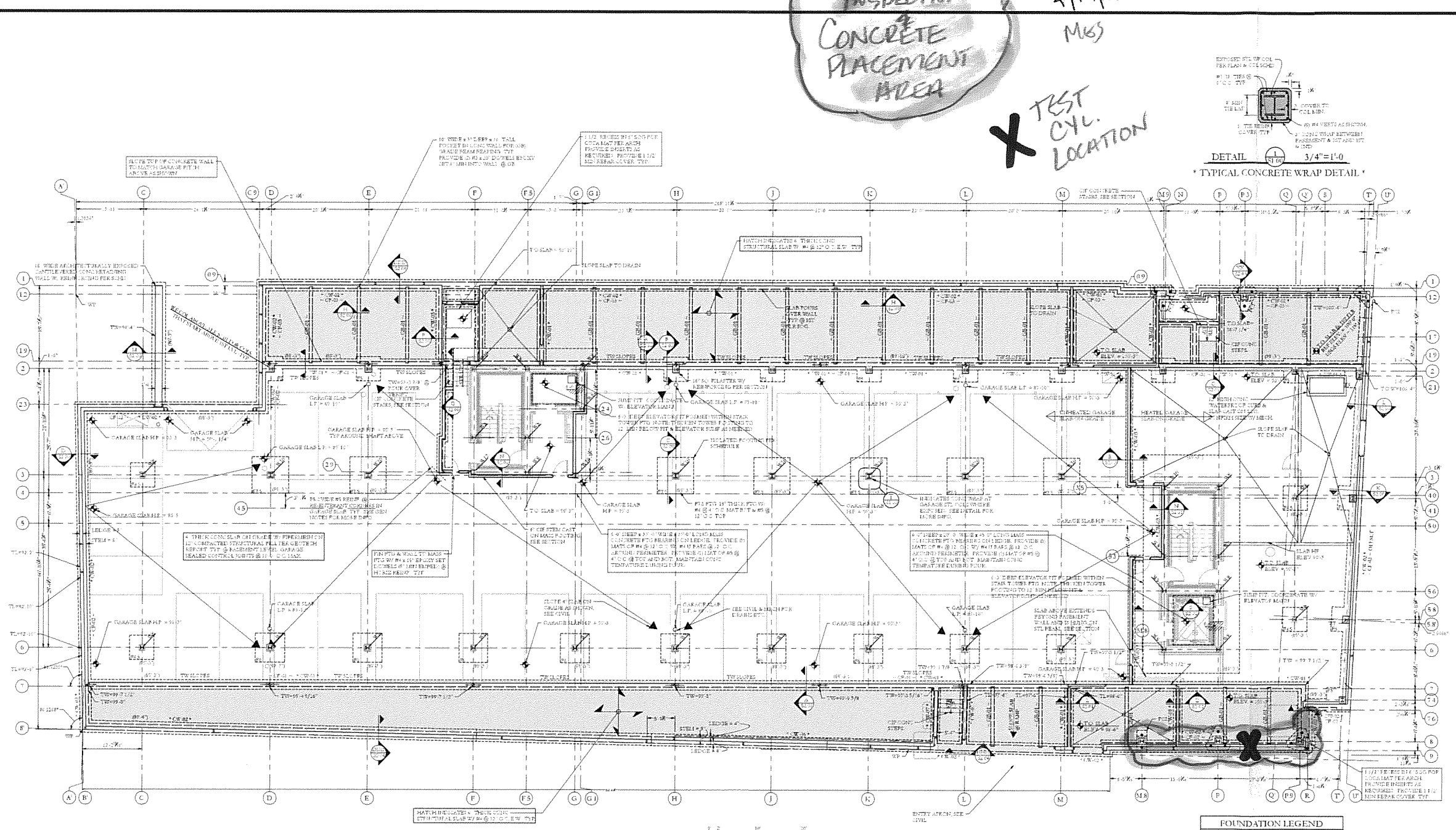
Print Name/Title
MARY SANDERS / CONSTRUCTION TECH.

MTG

REBAR INSPECTION & CONCRETE PLACEMENT AREA

1965-001
667 CONGRESS ST.
4/19/16
MGJ

X TEST CYL. LOCATION



PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL	SCALE: 1/8"=1'-0"	NOTES
PC1	1-#8 "EF" BARS @ TOP & BOTTOM; #4@12" O.C. TIES; EDGE OF CONC. FILE CAP; CONC. FILLED (WITH OPEN END) STEEL PIPE PILE		(6) #8 CONT. @ TOP & BOTTOM AND #4@12" O.C. TIES @ MIDDLE THIRD OF BEAM; PROVIDE #4 GRADE TRANSVERSE TIES @ 12" O.C. TYP. PILE CAP REINFORCEMENT SHALL BE CENTERED ON PILE
PC2	2-#8 "EF" BARS @ TOP AND BOTTOM; #4@12" O.C. TIES; EDGE OF CONC. FILE CAP; CONC. FILLED (WITH OPEN END) STEEL PIPE PILE		(8) #8 CONT. @ TOP & BOTTOM AND #4@12" O.C. TIES @ MIDDLE THIRD OF BEAM; PROVIDE #4 GRADE TRANSVERSE TIES @ 12" O.C. TYP. PILE CAP REINFORCEMENT SHALL BE CENTERED ON PILE
GB-01	12" WIDE x 12" DEEP GRADE BEAM		(4) #5 CONT. @ BOTTOM & (4) #5 CONT. @ TOP

FOUNDATION PLAN

SCALE: 1/8"=1'-0"

NOTES:
1. SEE SHEET S1.01 & S1.02 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL SLAB ELEVATIONS & DIMENSIONS WITH ARCHITECTURAL DRAWINGS. TYP.
3. ALL ELEVATIONS BASED ON EXPERIENCE ELEVATION (XP) = EQUAL TO 100'-0"
4. CONTRACTOR TO ALLOW FOR HEIGHT & GARAGE TOP OF SLAB GRADING ELEVATIONS GRADING WITH CIVIL
5. TOP OF FOOTING EXCAVATED AS SHOWN (DOC-SEED) TYP.
6. TOP OF SLAB ELEVATIONS ARE TO FINISH FLOOR. TYP.
7. VERIFY TOP OF GARAGE SLAB W/ CIVIL TYP.

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
* CW-01 *	10" WALL x CONT.	#4@12" VERT & #4@12" O.C. HORIZ. MID WALL DEPTH	TYPICAL WALL SHALL BE PARAPET, GARAGE RETAINING SHELVING
* CW-02 *	10" WALL x CONT.	(2) #5@12" O.C. E.W. STEP MATERIAL	
* CW-03 *	8" WALL x CONT.	#4@18" O.C. VERT & #4@12" O.C. HORIZ. E.F.	TYPICAL RETAINING WALL
* CW-04 *	10" WALL x CONT.	#4@12" O.C. VERT & #4@12" O.C. HORIZ. E.F.	
* CW-05 *	24" WALL x CONT.	(2) #4@12" O.C. VERT & #4@12" O.C. HORIZ. E.F.	CONTRACTOR TO PROVIDE FILL/CONCRETE PRESSURE RESISTED ELEMENT FROM PRAISED TOWER ABOVE.
* CW-06 *	12" WALL x CONT.	#4@12" O.C. VERT & #4@12" O.C. HORIZ. E.F.	
* CW-07 *	10" WALL x CONT.	#4@12" O.C. VERT & #4@12" O.C. HORIZ. E.F.	

NOTE:
1. ALL CONC. WALLS SHALL HAVE MIN. (1) #5 CONT. HORIZ. REINF. @ TOP & BOT. TYP. U.N.O.
2. ADDITIONAL REINFORCING DETAILS ARE INDICATED ON PLANS AND SECTIONS

CONCRETE FOOTING SCHEDULE

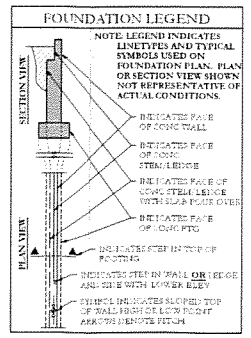
MARK	SIZE	FTG REINFORCING	BEAR FTG ON
* CF-01 *	24" WIDE x 12" DEEP CONT.	(4) #5 CONT. TOP & BOTTOM & (2) #4@12" O.C. PER SECTION	UNDISTURBED NATIVE SOIL AS INDICATED ON SOILS REPORTS
* CF-02 *	20" WIDE x 12" DEEP CONT.	(4) #5 CONT. TOP & BOTTOM & (2) #4@12" O.C. PER SECTION	UNDISTURBED NATIVE SOIL AS INDICATED ON SOILS REPORTS
* CF-03 *	20" WIDE x 12" DEEP CONT.	(4) #5 CONT. TOP & BOTTOM & (2) #4@12" O.C. PER SECTION	GRANULAR FILL OR CONCRETE STRUCTURAL FILL ON GRANULAR FILL PER SECTION
* CF-04 *	16" WIDE x 12" DEEP CONT.	(4) #5 CONT. TOP & BOTTOM & (2) #4@12" O.C. PER SECTION	GRANULAR FILL OR CONCRETE STRUCTURAL FILL ON GRANULAR FILL PER SECTION
FC1	3'-0" SQ. x 12" THICK FOOTING WITH STEP POSITION	#5 @ 12" O.C. E.W. BOTTOM	GRANULAR FILL OR CONCRETE FILL PER SECTION
FC2	4'-0" SQ. x 12" THICK FOOTING	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOTTOM	GRANULAR FILL OR CONCRETE STRUCTURAL FILL ON GRANULAR FILL PER SECTION
FC3	5'-0" SQ. x 12" THICK FOOTING	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOTTOM	GRANULAR FILL OR CONCRETE STRUCTURAL FILL ON GRANULAR FILL PER SECTION
FC4	6'-0" SQ. x 12" THICK FOOTING	#5 @ 12" O.C. E.W. TOP MAT & #5 @ 12" O.C. BOTTOM	GRANULAR FILL OR CONCRETE STRUCTURAL FILL ON GRANULAR FILL PER SECTION

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE CERTIFIED BASED ON FIELD CONDITIONS):

* TOP OF FOOTING STEP ELEVATIONS REQUIRED TO FOLLOW GRADE @ PERIMETER + STEP UP 12" + 12" = 24" MIN.
** NOTE: FOOTINGS BEARING ON LEDGE WILL LIKELY STEP TO ACHIEVE BEARING ON SOLID LEDGE (DEPENDING ON SITE CONDITIONS)

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN. PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS.



1/8"=1'-0"

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BUILD WITH CONFIDENCE

SI_15-0038

STATE OF MAINE
AARON C. JONES
No. 10663
REGISTERED PROFESSIONAL ENGINEER
Oct 15

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667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE
142 CENTENNIAL STREET
PORTLAND, MAINE 04101
207.772.2846
www.ryansenatore.com

CONSULTANTS
STRUCTURAL
Structural Integrity
77 Oak Street
Portland, ME 04101
207.774.4431

REVISIONS:
1. 1/5/16

DATE:	2 NOVEMBER 2015
PROJECT No.	1503
DRAWN BY	MKL
CHECKED BY	ACJ
SCALE	AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

R. W. GILLESPIE & ASSOCIATES, INC.
Geotechnical Engineering * Geohydrology * Materials Testing Services

200 International Dr., Ste. 170
Portsmouth, NH 03801
603-427-0244 C Fax 603-430-2041

Corporate Office
86 Industrial Park Rd, Ste. 4
Saco, ME 04072
207-286-8008 C Fax 207-286-2882

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 667 CONGRESS ST. APARTMENTS PROJECT Date: 04-18-2016

Client/Project #: CORDISA CAPITAL PROJECTS GROUP / 15165-001 Time: 11:45

General Contractor: PC CONSTRUCTION Weather: SUNNY

Approved Documents Referenced: RSA 01-05-16 & HARRIS REBAR 01-22-2016

Document Sheets/Details Referenced: S1.00, R01A, R01C, R01D, R01E

Placement Location: WALLS A/8-A/2.3, H-J/1 - E/1, G-H/2 - E/2, & T/7.4 - T/8 - M.8/8

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: _____

Observations were verbally reported to:

PC CONSTRUCTION

Construction Technologist:

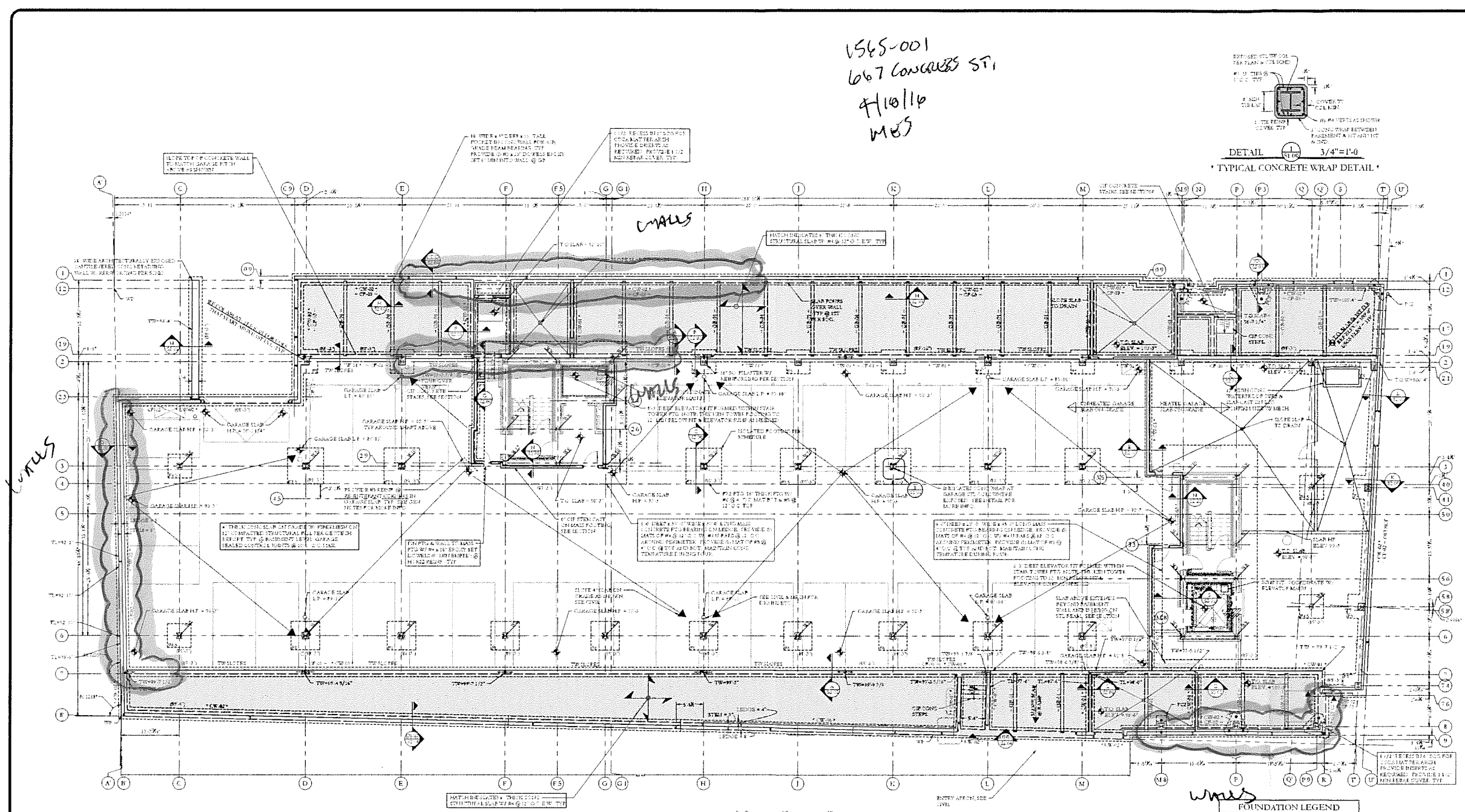
Mary Sanders

Print Name/Title

MARY SANDERS | CONSTRUCTION TECH

MSB

1565-001
667 Congress St.
4/18/16
MBS



PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL	SCALE: 1/8"=1'-0"	NOTES
PC1			
PC2			
GB1			

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES
*CW1	12" WALL x 10'-0"		TYPICAL RETAINING WALL AT PARKING GARAGE
*CW2	12" WALL x 10'-0"		
*CW3	12" WALL x 10'-0"		
*CW4	18" WALL x 10'-0"		
*CW5	24" WALL x 10'-0"		
*CW6	12" WALL x 10'-0"		
*CW7	12" WALL x 10'-0"		
*CW8	12" WALL x 10'-0"		

NOTE
1. ALL CONCRETE WALLS SHALL BE DESIGNED AND DETAILED BY THE CONCRETE CONTRACTOR'S ENGINEER.
2. ADDITIONAL REINFORCING IS ALSO REQUIRED AT OPENINGS AS SHOWN ON PLANS AND DETAILS.

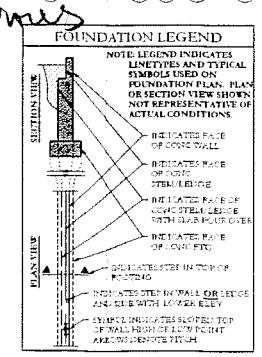
CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEAR FTG ON
F1	24" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL
F2	30" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL
F3	30" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL
F4	36" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL
F5	24" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL
F6	12" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL
F7	30" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL
F8	12" WIDE x 12" THICK CONT	(4) #5 CONT. TOP & BOTTOM	UNDISTURBED NATURAL SOIL

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS:
* TOP OF FOOTING TO BOTTOM OF WOOD SILL PLATE ON CONCRETE @ PARAPET = 9'-0" (+/-) = ELEV. 107.33
** TOP OF FOOTING BEARING ON LEDGE @ WELL LOCATED STEP, OTHERWISE BEARING ON UNDISTURBED NATURAL SOIL

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN. PLAN OR SECTION VIEW SHOWN MAY NOT REPRESENTATIVE OF ACTUAL CONDITIONS



1/8"=1'-0"

STATE OF MAINE
AARON C. JONES
No. 10958
LICENSED PROFESSIONAL ENGINEER
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APARTMENTS
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Structural Integrity
Engineering Engineers, LLC
BUILT WITH CONFIDENCE

REVISIONS
1, 10/16

DATE: 2 NOVEMBER 2015
PROJECT No. 1503
DRAWN BY MKE
CHECKED BY ACJ
SCALE AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

SI 15-0038

R. W. GILLESPIE & ASSOCIATES, INC.
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Augusta, ME 04344
07-623-4914 • Fax 207-623-3429

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 667 CONGRESS ST

Date: 4-22-16

Client/Project #: 1565-001

Time: 2:00 pm

General Contractor/ Subcontractor: N.S. GILES

Weather: CLOUDY

Approved Documents Referenced: RSA RYAN SENATORE #2 11-2-15 HARRIS REBAR 1-22-16

Document Sheets/Details Referenced: S1.00, S2.0/R01E, R01D

Placement Location: E1-C.91, E2-C.92, C.91-C.92.3, C92.3-A2.3 - FOOTING

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bar are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other:

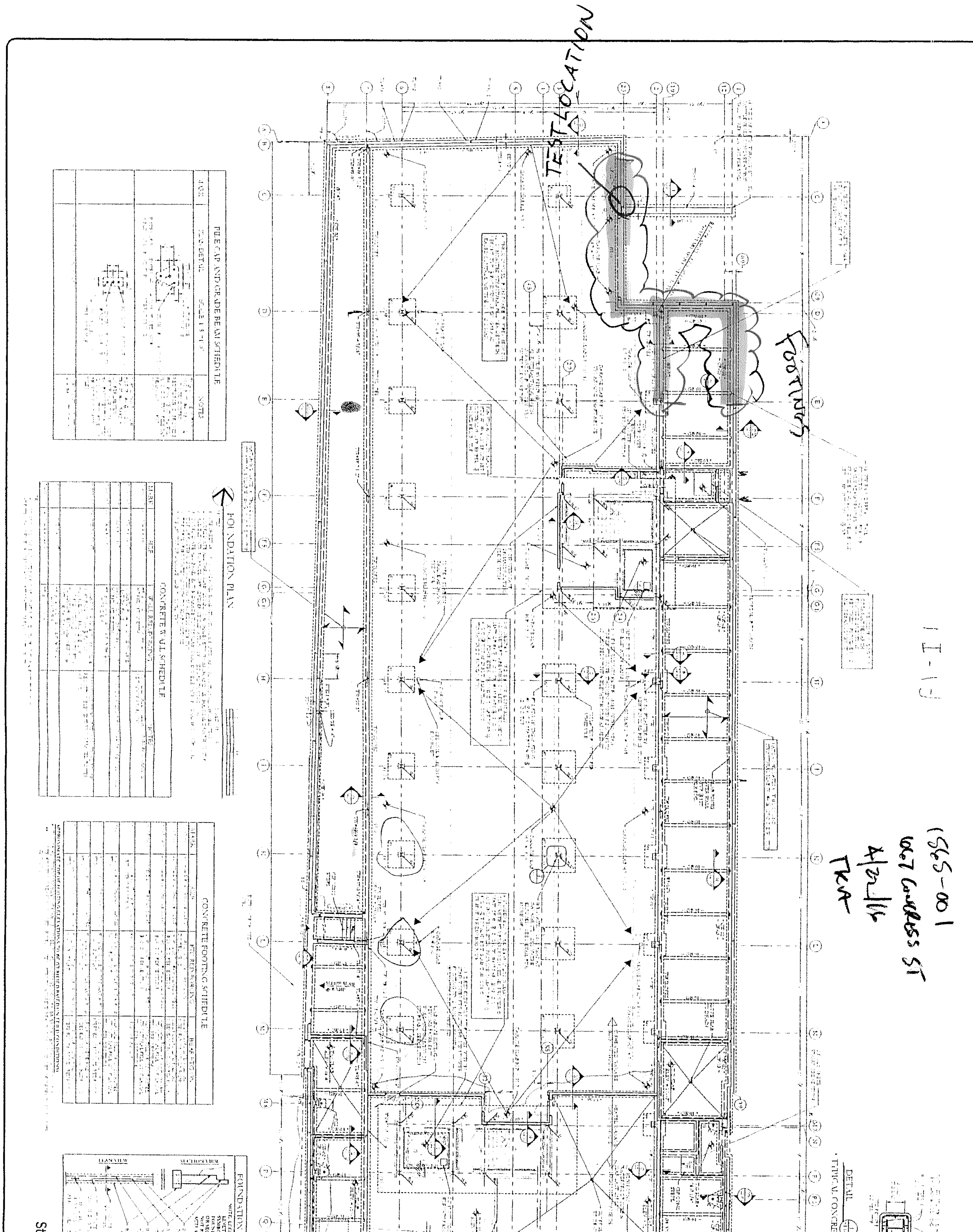
Observations were verbally reported to:

BILL LAWRENCE

Construction Technologist:

Print Name Title

TONY ASHENDEN



TEST LOCATION
FOOTINGS
1565-001
667 Congress St
4/21/16
TKA
FOUNDATION PLAN
PILE CAP AND GRADE BEAM SCHEDULE
CONCRETE WALL SCHEDULE
CONCRETE FOOTING SCHEDULE
FOUNDATION LEGEND
TYPICAL CONCRETE WRAP DETAIL
Structural Integrity
667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE
RSA
FOUNDATION PLAN
S1.00

R. W. GILLESPIE & ASSOCIATES, INC.
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Augusta, ME 04344
07-623-4914 • Fax 207-623-3429

CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 667 CONGRESS ST

Date: 4-23-16

Client/Project #: 1565-001

Time: 7:30am

General Contractor/ Subcontractor: N.S GILES

Weather: RAIN

Approved Documents Referenced: RSA RYAN SENATORE 11-2-15 HARRIS REBAR 1-22-16

Document Sheets/Details Referenced: S1.00, S2.0/R01E, R01D

Placement Location: K6, L6, M6 N6-N2 - FOOTINGS

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
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Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other:

Observations were verbally reported to:

BILL LAWRENCE

Construction Technologist:

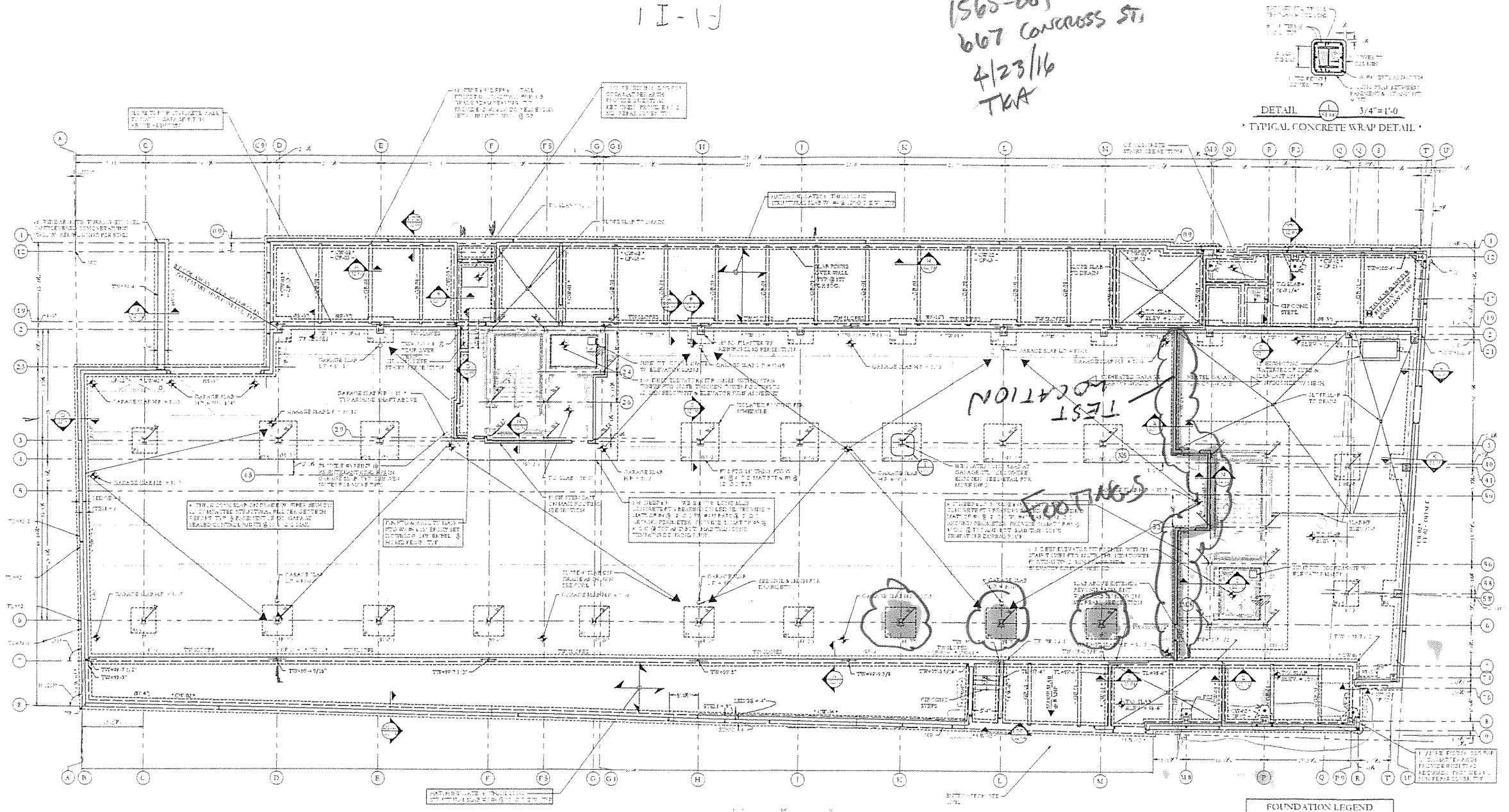
Print Name Title

TONY ASMENDEN

MR

11-1J

1565-001
667 Congress St.
4/23/16
TKA



DETAIL 3/4"=1'-0
* TYPICAL CONCRETE WRAP DETAIL *

FOUNDATION PLAN

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE 1/8"=1'-0"	NOTES

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	BEARING ELEV.

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL SYMBOLS USED ON FOUNDATION PLAN, PLAN OR SECTION VIEW SHOWN NOT REPRESENTATIVE OF ACTUAL CONDITIONS

Structural Integrity

STATE OF MAINE
AARON C JONES
No. 10953
LICENSED PROFESSIONAL ENGINEER

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667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE

CONSULTANTS

REVISIONS
1. ISSUE

DATE 2 NOVEMBER 2015
PROJECT No. 1522
DRAWN BY MKL
CHECKED BY AC
SCALE AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

R. W. GILLESPIE & ASSOCIATES, INC.
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CONCRETE REINFORCING STEEL OBSERVATION REPORT

Project Name: 1661 CONGRESS ST. Date: 05-10-2016

Client/Project #: CORDISH CAPITAL PROJECTS GROUP / 1565-001 Time: 1:45PM

General Contractor: PC CONSTRUCTION Weather: SUNNY

Approved Documents Referenced: RSA 01-05-16 & HARRIS REBAR 01-22-16

Document Sheets/Details Referenced: S1.00, S2.00 - S2.04, & R01A - R01E

Placement Location: FOOTINGS AT F.S & F ENTRANCE 1-2 AND CROSS WALLS P & Q / 7-8

ITEMS CHECKED

Item	In Accordance With Documents	Not In Accordance With Documents	Not Applicable
Bar Size	☑	☐	☐
Bar Grade	☑	☐	☐
Number of Bars	☑	☐	☐
Spacing Before & After Concrete Placement	☑	☐	☐
End & Side Clearances	☑	☐	☐
Top & Bottom Clearances	☑	☐	☐
Assure Bars are Clean and Free of Dirt, Oil, Rust, Paint, Etc.	☑	☐	☐
Bar Junctions are Adequately Tied	☑	☐	☐
Placement & Adequacy of supports	☑	☐	☐
Vertical Embedment to Assure Proper Lap Length	☑	☐	☐
Horizontal Bars for Minimum Lap Length	☑	☐	☐

Other: _____

Observations were verbally reported to:
PC CONSTRUCTION

Construction Technologist:
Mary Sanders

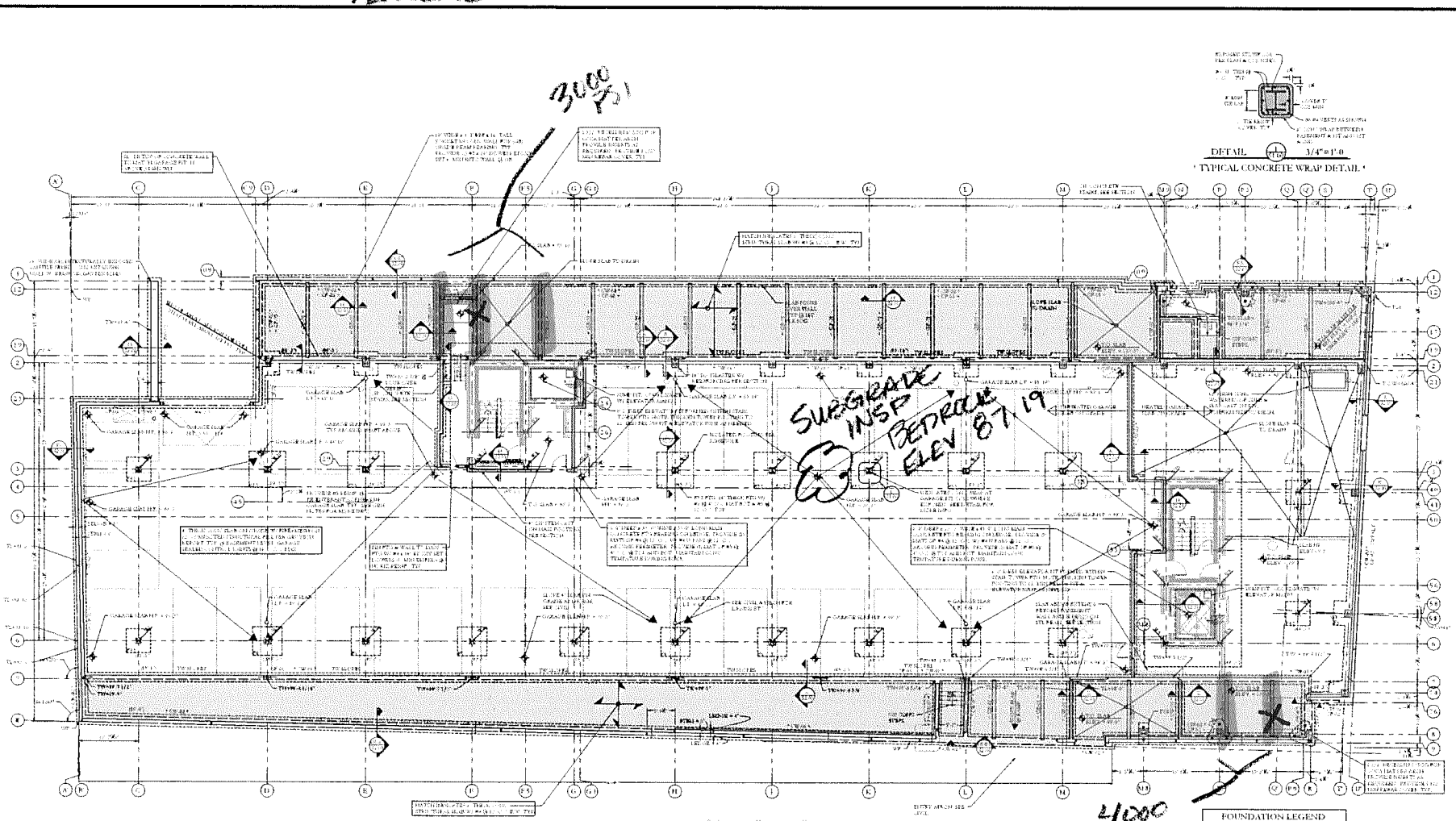
Print Name Title
MARY SANDERS / CONSTRUCTION TECH.

REBAR INSP & CONCRETE PLACEMENT

X TEST CYL LOCATION

MARY SANDERS

05-10-2016



DETAIL 3/4"=1'-0"

TYPICAL CONCRETE WRAP DETAIL

FOUNDATION PLAN

PILE CAP AND GRADE BEAM SCHEDULE

MARK	PLAN DETAIL SCALE: 1/8" = 1'-0"	NOTES

CONCRETE WALL SCHEDULE

MARK	SIZE	WALL REINFORCING	NOTES

CONCRETE FOOTING SCHEDULE

MARK	SIZE	FTG REINFORCING	REMARKS/NOTES

APPROXIMATE TOP OF FOOTING ELEVATIONS TO BE VERIFIED BASED ON FIELD CONDITIONS.

FOUNDATION LEGEND

NOTE: LEGEND INDICATES LINETYPES AND TYPICAL FOUNDATION FOUNDATION PLAN. PLAN OR SECTION VIEW SHOWN MAY NOT BE A REPRESENTATION OF ACTUAL CONDITIONS.

SECTION VIEW

PLAN VIEW

INDICATES FACE OF CONCRETE

INDICATES FACE OF CMU

EXTERIOR FACE OF STEEL

INDICATES FACE OF WOOD

INDICATES STEP IN FOOTING

INDICATES CENTERLINE OF WALL OR BEAM AND MAY WITH LETTER MKT

INDICATES LOCATION OF STEEL COLUMN ABOVE

Structural Integrity

667 CONGRESS STREET
APARTMENTS
PORTLAND, MAINE

RSA
RYAN SENATORE ARCHITECTURE

CONSULTANTS

DATE: 3 NOVEMBER 2015
PROJECT No.: 1563
DRAWN BY: MEL
CHECKED BY: ACJ
SCALE: AS NOTED

SHEET TITLE
FOUNDATION PLAN

S1.00

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